



2804-2878 Calgary Trail NW

2804-2878 Calgary Trail NW, Edmonton, AB T6J 6V7



Mani Bagga

Royal LePage Magna

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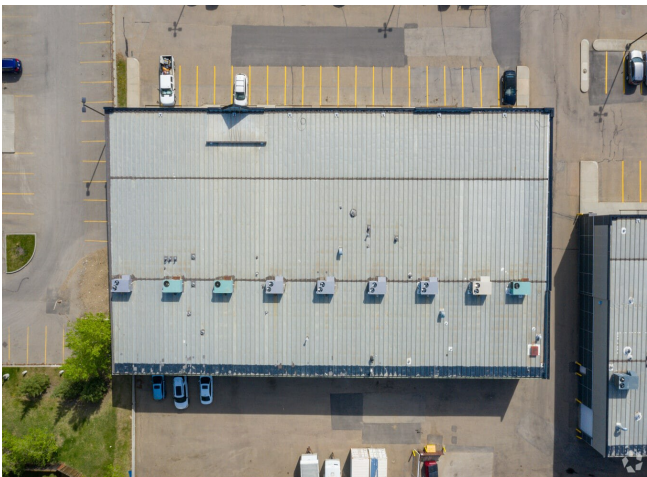
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(780) 431-5615



2804-2878 Calgary Trail NW

\$35.00 /SF/YR



Rental Rate:	\$35.00 /SF/YR
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Gross Leasable Area:	17,303 SF
Year Built:	1993
Walk Score ®:	56 (Somewhat Walkable)
Transit Score ®:	52 (Good Transit)

Rental Rate Mo:	\$2.92 /SF/MO
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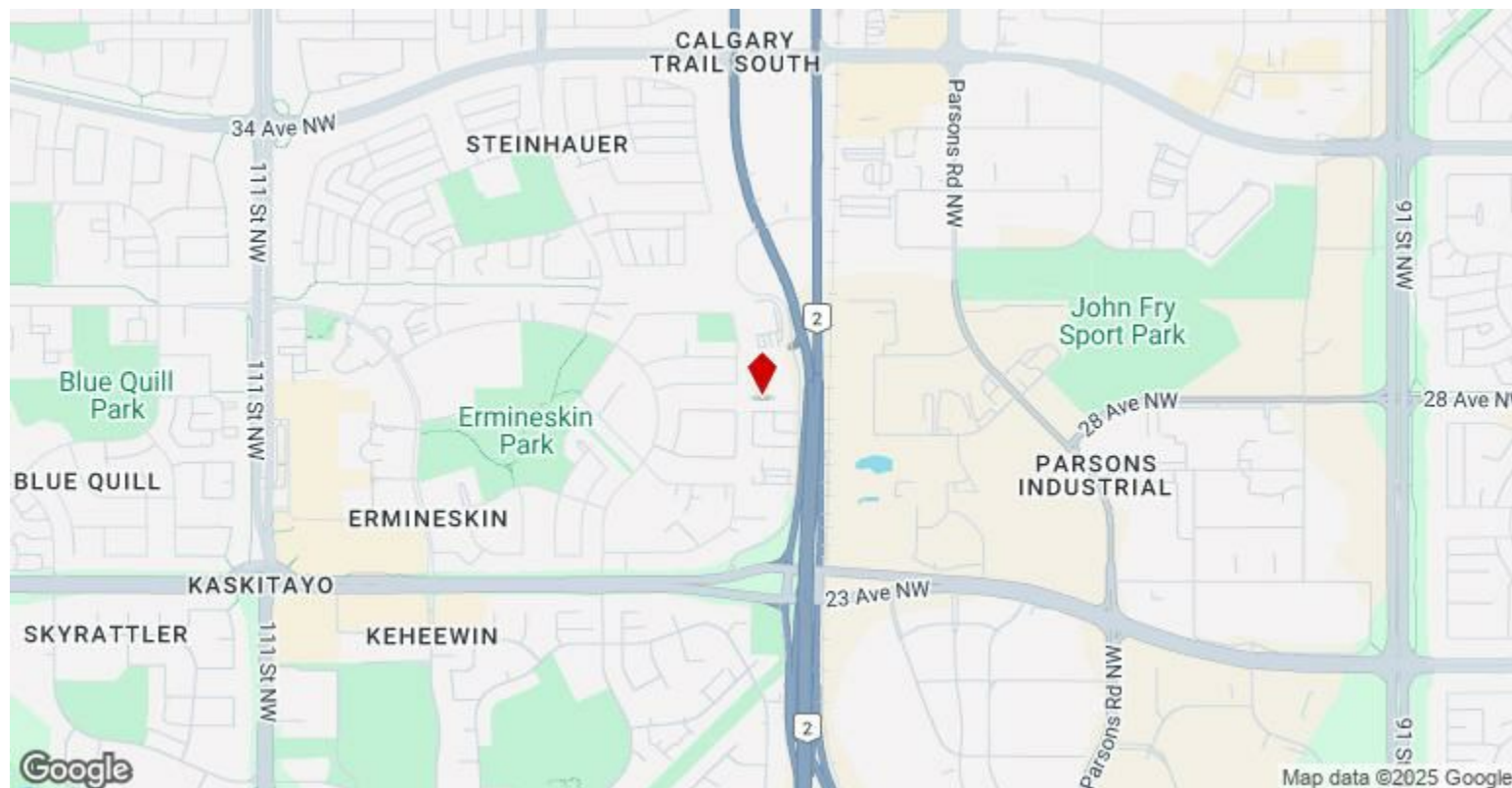
1st Floor Ste 2840

Space Available	5,384 SF
Rental Rate	\$35.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Welcome to South Trail Plaza! This is your business's next big opportunity! This expansive 5,384 sq. ft. commercial property is strategically located in a high-traffic, mixed-use district, surrounded by a vibrant blend of retail outlets, dining establishments & professional services. It's the perfect setting for entrepreneurs & established businesses alike to thrive & grow. Offers high visibility being positioned in a booming area with consistent foot & vehicle traffic for maximizing brand exposure. Offers a versatile layout designed to accommodate a wide range of business types! Features a designated Office Area & includes a private, enclosed office space—perfect for administrative work or executive use. Features Staff Area & Amenities offering a comfortable essential staff facilities such as break room, restroom & utility space. The building supports modern operational needs w/ quality utilities, ample lighting & adaptable spaces for customization. **GENEROUS SQUARE FOOTAGE, FUNCTIONAL LAYOUT & LOCATION!**

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Arctic Spas	-	
Independent Bath Products	-	
KitchenCraft	-	
Platinum Executive Cleaners	-	
RE/MAX	-	
Snap Fitness	-	
Taps Games	-	



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An aerial photograph of a large commercial development. The main building is a long, single-story structure with a grey roof, housing various retail stores including Home Depot, Lowe's, and KitchenCraft. There are several large parking lots filled with cars and trucks. In the foreground, a multi-lane highway runs horizontally. The background shows a dense residential neighborhood with many houses and some taller apartment buildings. The sky is blue with scattered clouds. The word 'Aerial' is written in the bottom right corner.

Aerial