

FOR SALE / LEASE

FREESTANDING OFFICE / RETAIL BUILDING



\$1,789,000

#201 / 203, 2920 CALGARY TRAIL NW, EDMONTON, AB T6J 3B2

OFFICE / RETAIL

PROPERTY HIGHLIGHTS

- 5,555 sq ft Office / Retail Space for Sale or Lease
- Current build out consists of 15 Large Offices, Kitchenette, Boardroom, and Reception
- Also includes Separated Additional Open Space
- Public, Secured, Restrooms Next Door
- Elevators in Building
- Plenty of On-site & Street Parking
- Wheel Accessibility

Kris Trajano, REALTOR®
REMAX River City's Platinum Team



780-232-2224



kris@platinumteam.ca

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THE BUILDING GATEWAY VILLAGE

Legal Desc: Plan: 1021247 / Units: 19 & 21

Zoning: DC2

Year Built: 2008

Lease Rate: \$25.00 / sq ft

Operating Costs: \$18.50 / sq ft (*2025 estimated)

Includes: Common Area Maintenance, Property Taxes, Building Insurance, Management Fees, and Utilities

Sale Price: \$1,789,000.00

Property Taxes: \$34,000.00 (2024)

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FLOOR PLAN



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