

COMMERCIAL CONDO

FOR SALE OR LEASE

CURRENT SIMPLY AMISH UNIT IN
EDMONTON HOME FAIR



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EDMONTON HOME FAIR – SIMPLY AMISH UNIT

2840 Calgary Trail NW | Edmonton | AB

- 4,172 SF main plus 1,533 SF mezzanine space available for sale or lease
- Well positioned on Calgary Trail which sees over 41,000 vehicles per day
- High exposure showroom unit currently built out for a furniture retailer
- Opportunity for a variety of retail, commercial, and light industrial uses to be located in this established commercial corridor
- Potential for unit subdivision with all permits approved



PROPERTY FEATURES

Opportunity	Main: 4,172 SF Mezzanine: 1,533 SF
Available	3 months' notice
Year Built	1993
Municipal	Unit 21 & 22, 2840 Calgary Trail NW, Edmonton, AB
Legal	Plan 2121537 Lot 21 & 22
Zoning	General Commercial (CG) & DC2 332
Loading	Rear, grade overhead door
Parking	Ample surface
Utilities	Separately metered
Condo Fees	\$5.37 PSF
Property Tax	\$7.63 PSF
Basic Rent	\$22.00 PSF
Sale Price	\$1,250,000



LEASE OR OWN



AMPLE SURFACE PARKING



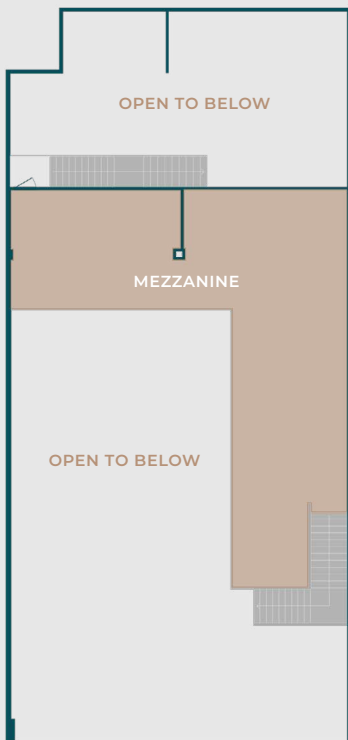
HIGH EXPOSURE AND
ACCESS TO CALGARY TRAIL

SITE PLAN

MAIN FLOOR: 4,171 SF



MEZZANINE: 1,535 SF



AREA DEMOGRAPHICS

2 KM RADIUS

19,595

DAYTIME POPULATION

21,489 residents
5.5% growth (2018-2023)
13.7 % projected growth (2023-2028)

31.4%

20-39 YRS

0-19 yrs = 18.5%
40-59 yrs = 22.8%
60+ yrs = 27.3%

\$114,520

AVERAGE HOUSEHOLD INCOME

26.0% earn \$60-100,000
44.8% earn \$100,000+

42,100 VPD

ON GATEWAY BOULEVARD

41,000 VPD on Calgary Trail NW
42,100 VPD on Gateway Boulevard

