

Building For Sale

826 Edmonton Trail NE

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Rethinking Commercial Real Estate



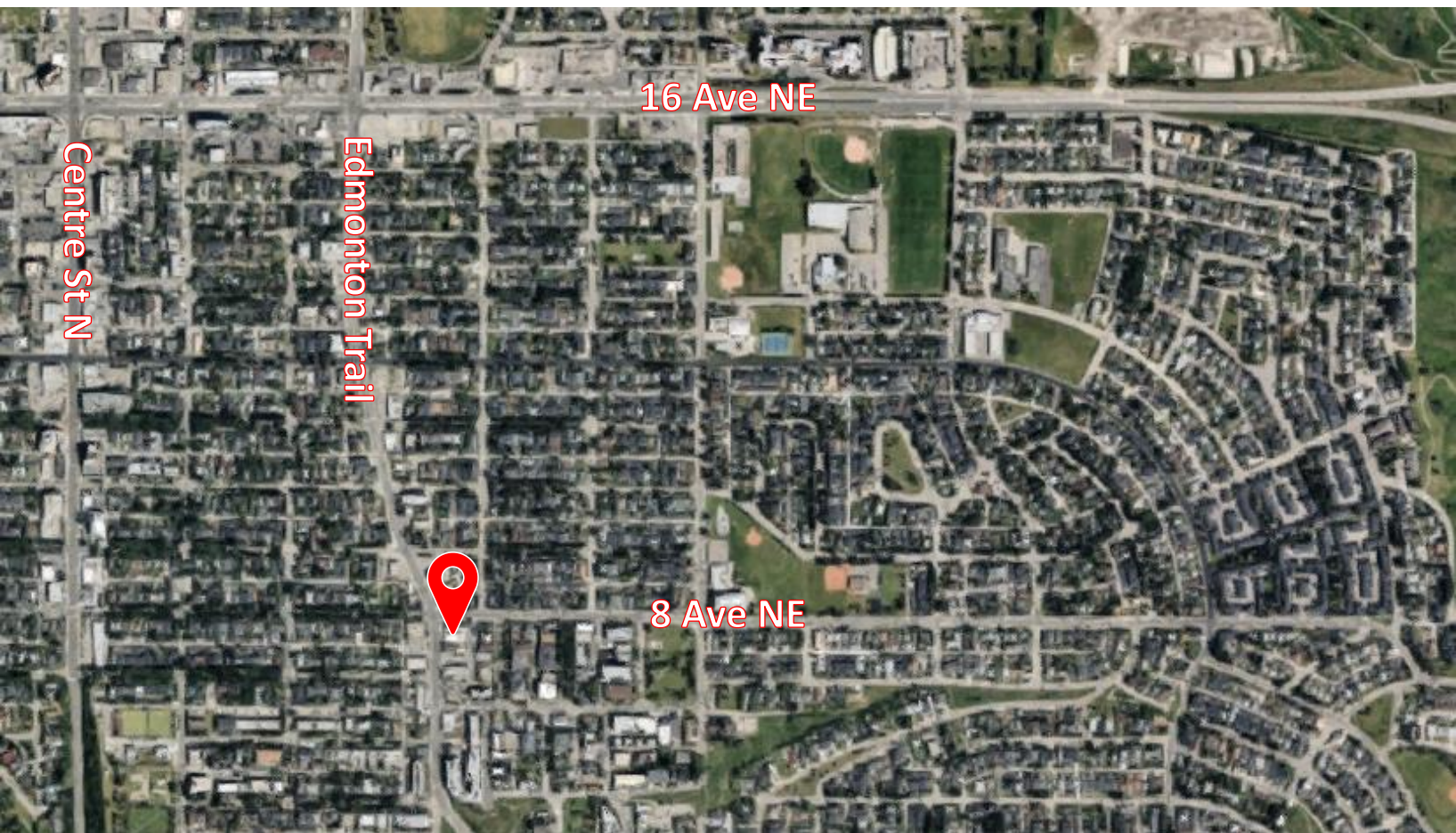
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Kimberly Kimball, Senior Associate

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826 Edmonton Trail NE



Address:	826 Edmonton Trail NE
Legal:	Plan 4031N, Blk A, Lot 13 & 14
Subdivision:	Renfrew
Zoning:	DC (Direct Control)
Year Built:	1964
Total Size:	5,108± SqFt
Main Floor:	4,208± SqFt
2nd Floor:	900± SqFt
Lot Size:	5,522± SqFt (50'x110'±)
Parking:	6 stalls
Asking:	\$1,850,000 \$1,780,000. (\$349/SqFt)
Taxes:	\$20,077 (2023)
Availability:	Negotiable

- Currently operating as a Community Center with a hall capacity of 120+.
- Large hall, kitchen with serving bar, coat room, washrooms, storage, large main floor plus additional 2nd floor office space, and boardroom.
- ParkPlus 2 lots away plus ample street parking space.
- On a bus route. (#3, #5, and #301)
- Direct Control (DC) zoning with reference to C-2 District, permits for a variety of use.
- Located on Edmonton Trail with high exposure, minutes to Memorial Drive or 16th Avenue, and city centre.

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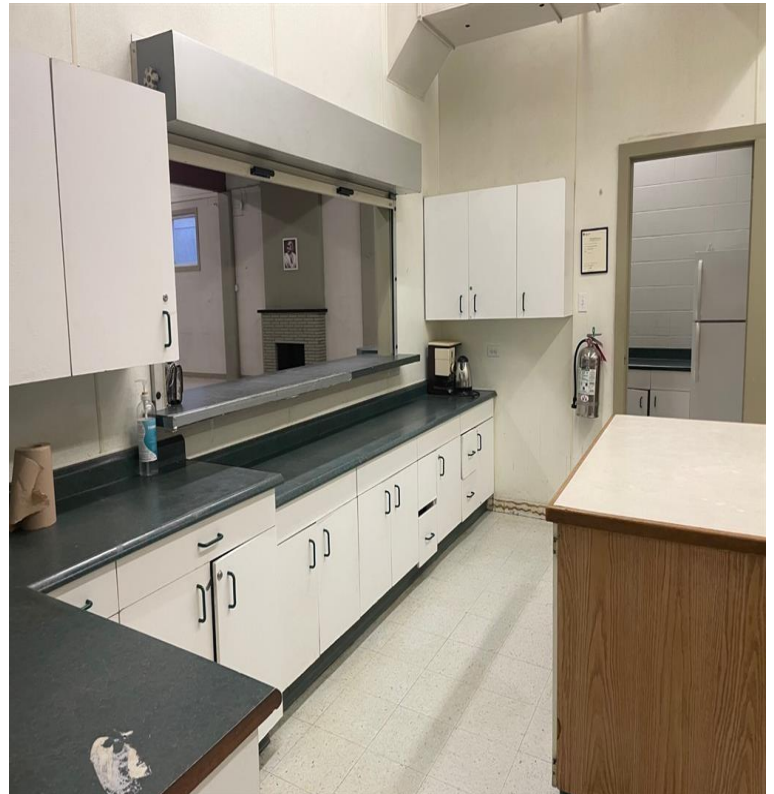


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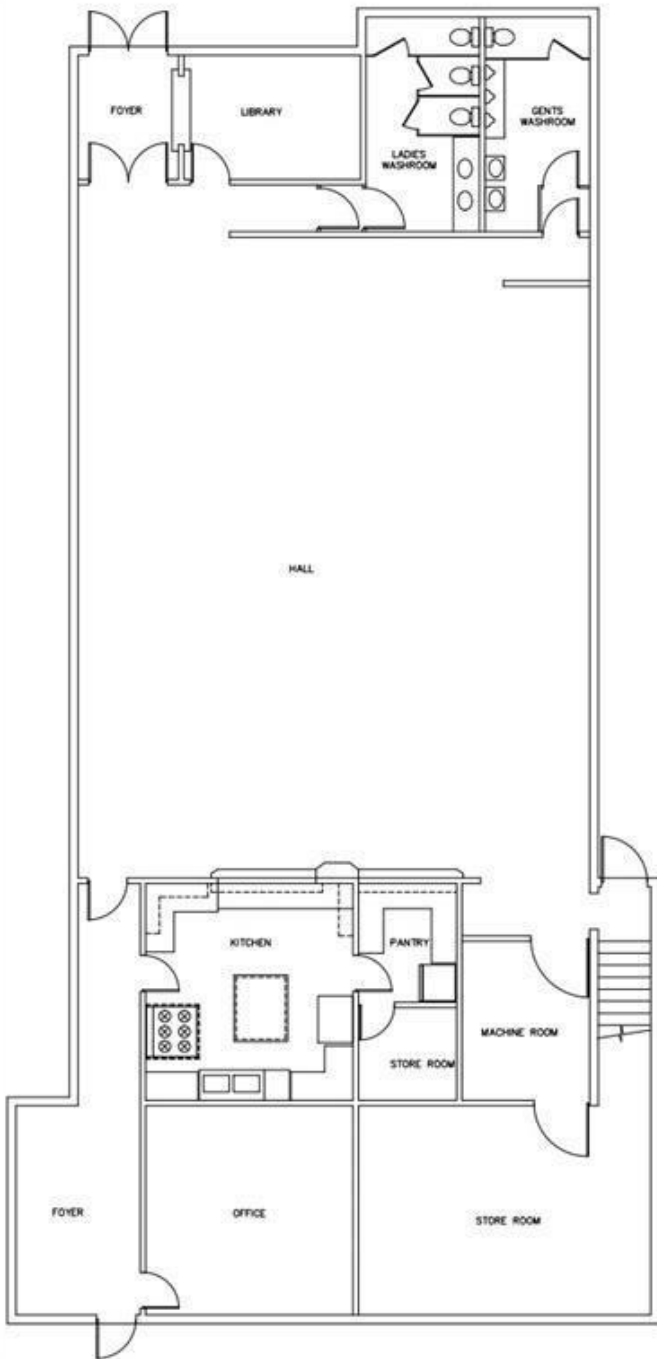
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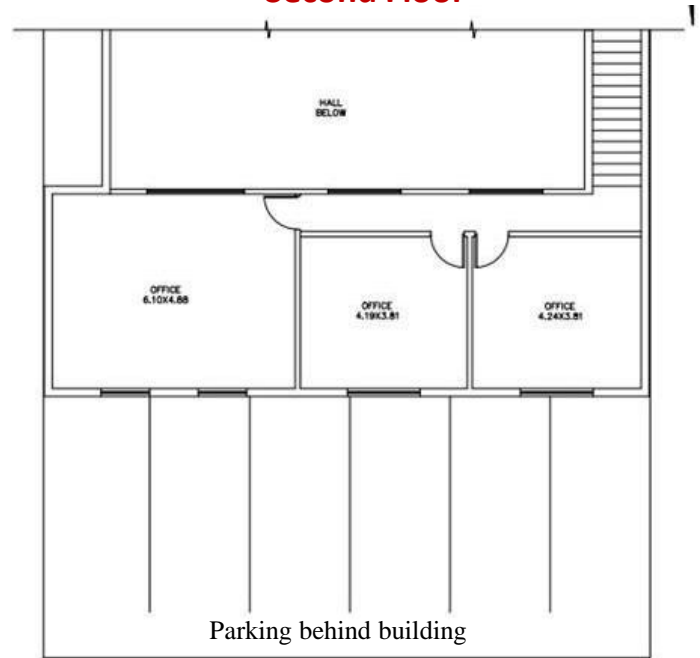
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Floor Plan

Ground Floor



Second Floor

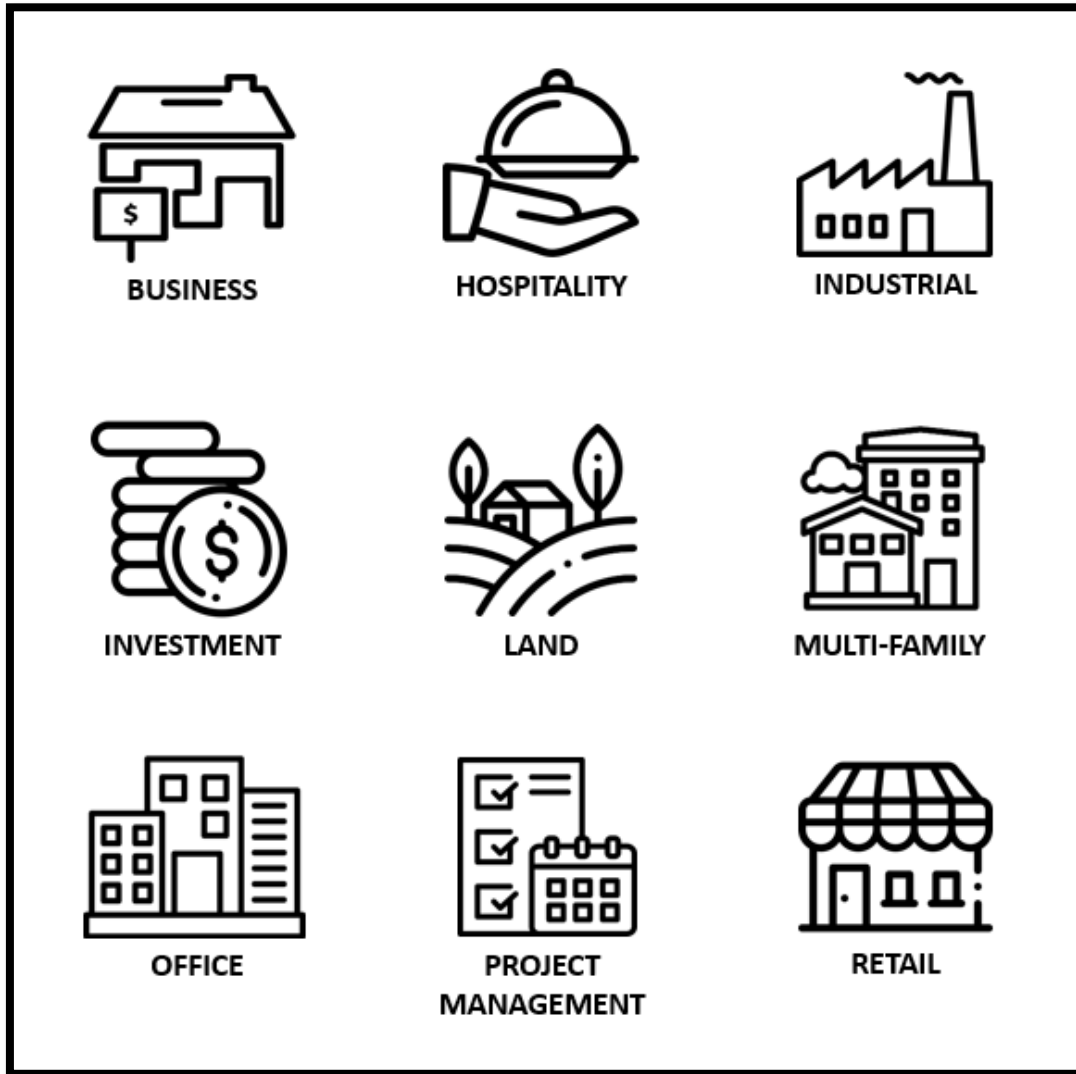


Floor plans may not be exactly as illustrated and are subject to change.

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