

Building For Sale

826 Edmonton Trail NE

PRESTIGE
COMMERCIAL GROUP

RE/MAX
COMMERCIAL®

Rethinking Commercial Real Estate

New Price!

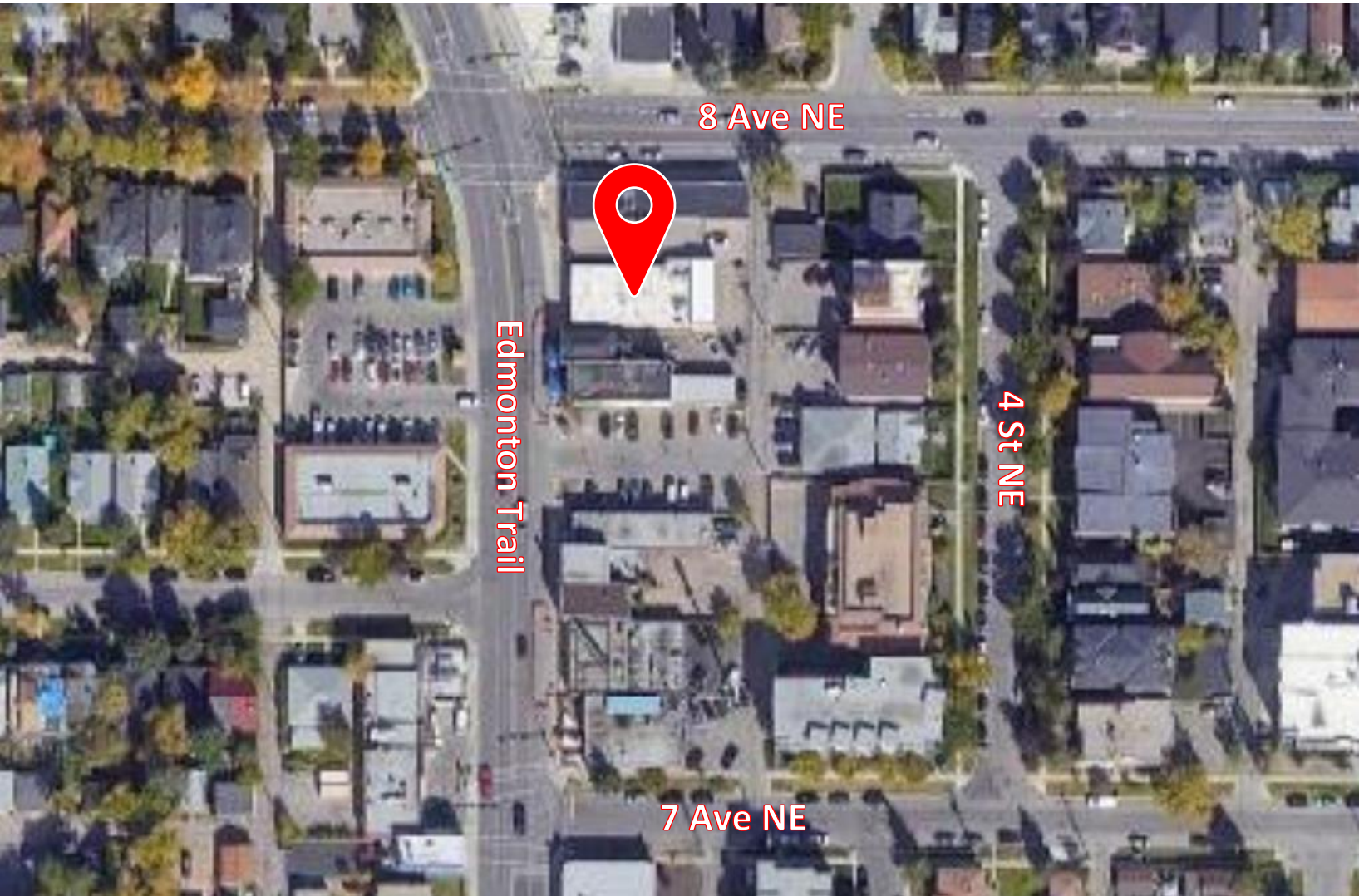


This brochure is intended for information purposes only and should not be relied upon for accurate factual information by the recipient hereof. The information contained herein is based on information which Prestige Commercial deems reliable. However, Prestige Commercial assumes no responsibility for the degree of accuracy of such information, nor does Prestige Commercial represent or warrant information contained herein. Recipient should conduct their own investigation to determine the accuracy of information contained herein. The information here is subject to change without notice.

Kimberly Kimball, Senior Associate
403-701-0459

kimberly@kimballcommercialrealestate.com

826 Edmonton Trail NE



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:	5-6 stalls
Asking:	\$1,990,000 \$1,850,000
Taxes:	\$20,077 (2023)
Availability:	July/August 2023

- Currently operating as a Community Center with a hall capacity of 120 to 130 approx.
- Large hall, kitchen with serving bar, coat room, washrooms, storage, 2nd & main floor offices, boardroom and utility mechanical room.
- 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.
- 5-10 minutes to downtown Calgary

Kimberly Kimball, Senior Associate

403-701-0459

kimberly@kimballcommercialrealestate.com

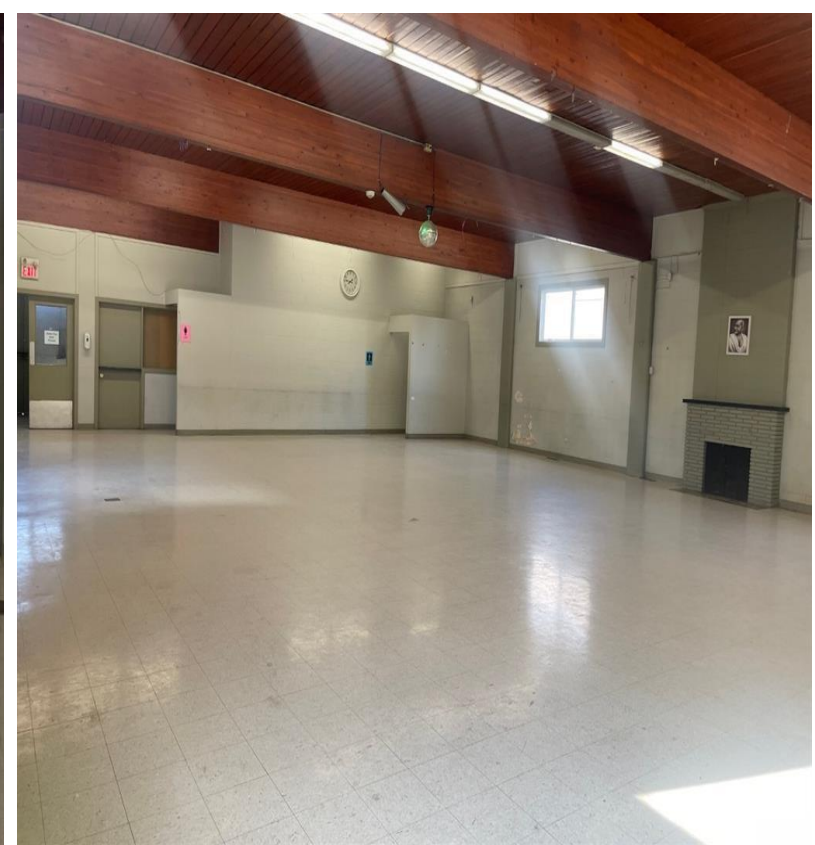
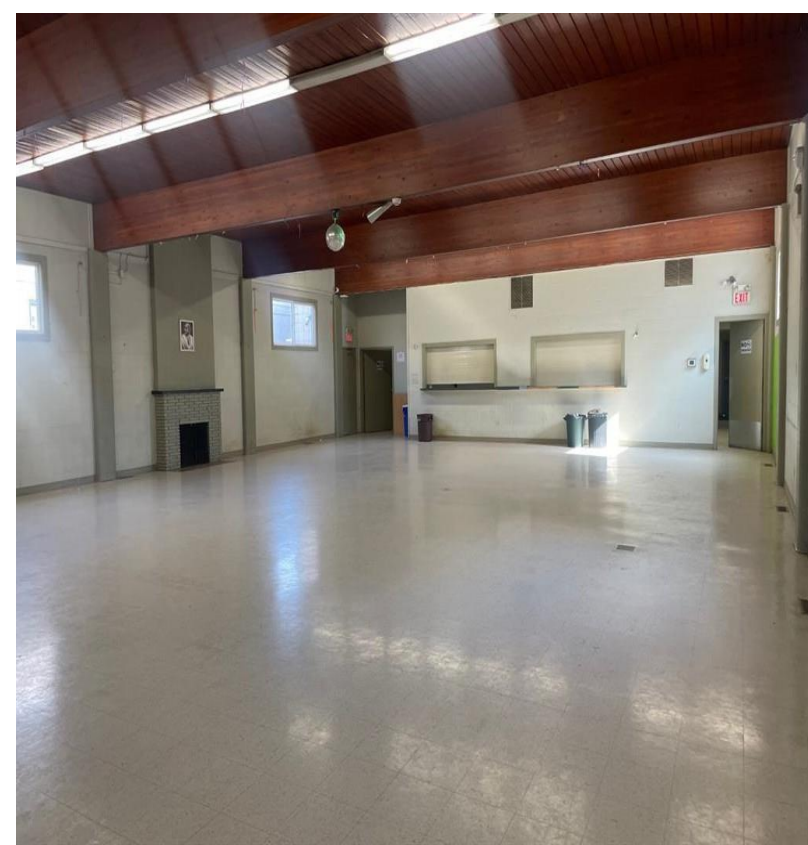
826 Edmonton Trail NE

Kimberly Kimball, Senior Associate

403-701-0459

kimberly@kimballcommercialrealestate.com

826 Edmonton Trail NE



Kimberly Kimball, Senior Associate

403-701-0459

kimberly@kimballcommercialrealstate.com

826 Edmonton Trail NE



Kimberly Kimball, Senior Associate

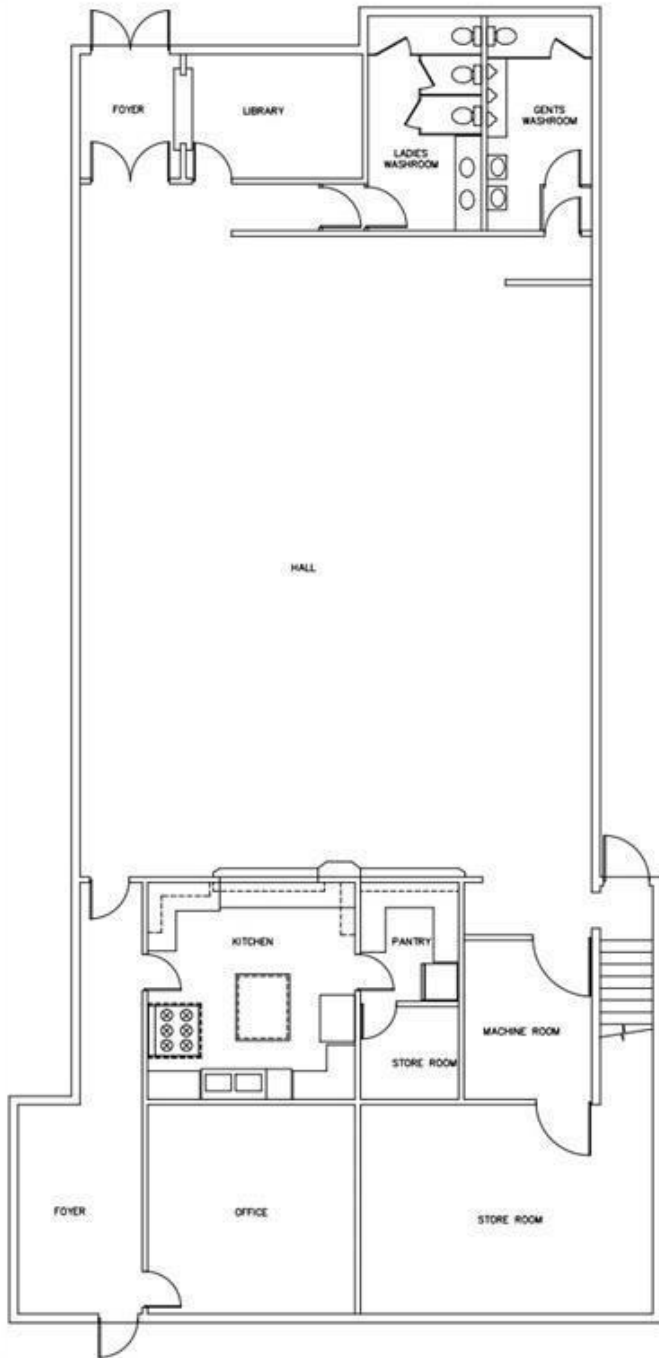
403-701-0459

kimberly@kimballcommercialrealstate.com

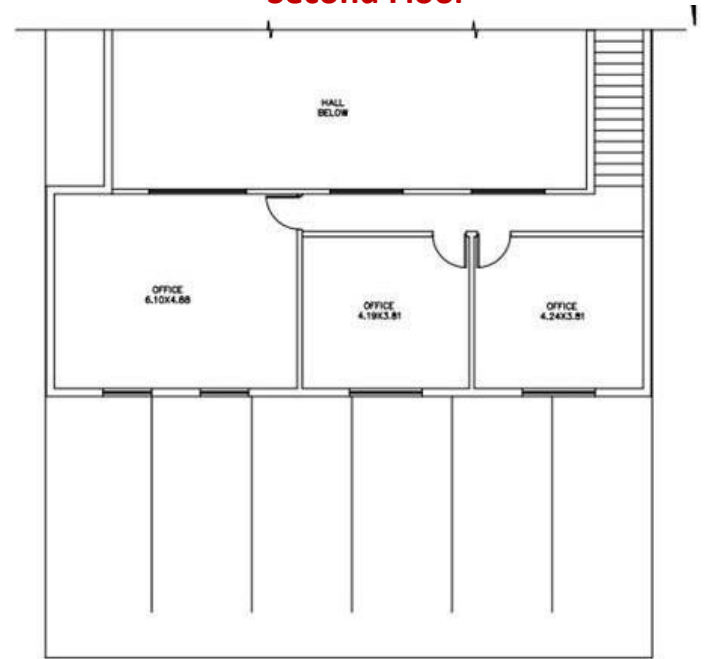
826 Edmonton Trail NE

Floor Plan

Ground Floor



Second Floor



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

Kimberly Kimball, Senior Associate

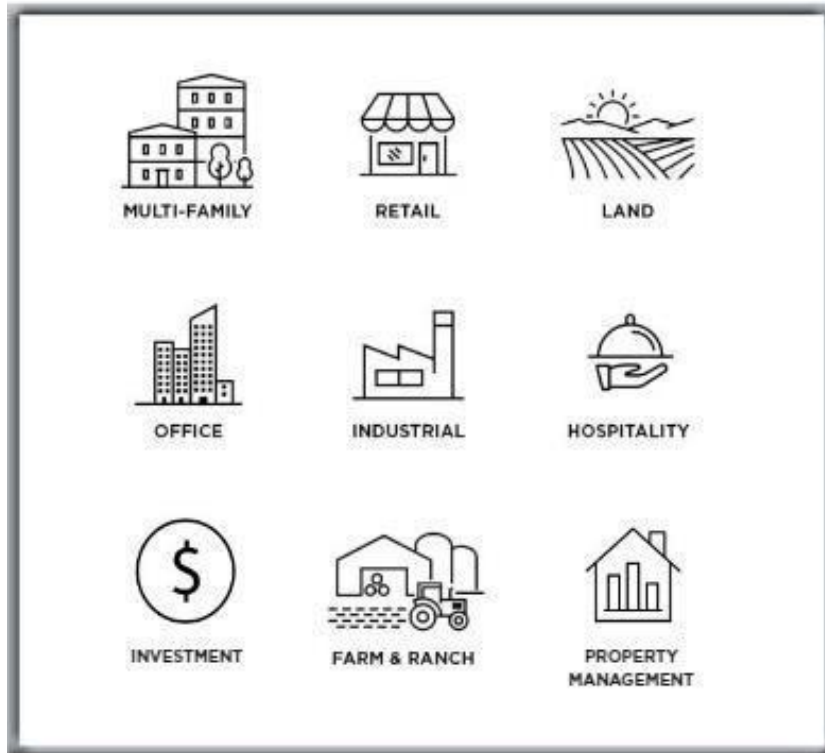
403-701-0459

kimberly@kimballcommercialreal estate.com

PRESTIGE
COMMERCIAL GROUP

RE/MAX
COMMERCIAL®

RE/MAX
COMMERCIAL®
AUCTIONS



RE/MAX
Complete Realty

11450 – 29th Street SE, Unit 201
Calgary, Alberta T2Z 3V5

Kimberly Kimball, Senior Associate

403-701-0459

kimberly@kimballcommercialrealestate.com