



Turn-Key Auto Service Building

3603 Edmonton Trail NE, Calgary, AB T2E 3P1 | Greenview Industrial

OPPORTUNITY SUMMARY

Now under construction and available on May 1, 2026 (TBV), this fully upgraded ±4,000 SF industrial building offers a rare opportunity to lease a highly visible auto-focused facility with high-exposure frontage on Edmonton Trail. Purpose-built for automotive uses, the space is ideal for a mechanic shop, tire shop, or quick lube operation. With modern systems, multiple oversized drive-in doors, and thoughtful improvements including an office with kitchen, waiting area, and make-up air, this space delivers exceptional functionality and street presence for automotive-use tenants.



LEASE DETAILS

| | |
|-----------------------|---|
| SITE SIZE | ±17,424 SF |
| BUILDING SIZE | ±4,000 SF |
| WAREHOUSE AREA | ±3,500 SF |
| OFFICE AREA | ±500 SF |
| ZONING | I-R (Industrial Redevelopment) |
| LOADING | 5 Drive-in doors total <ul style="list-style-type: none"> • 2 (16' x 14') doors • 2 (12' x 14') doors • 1 (12' x 12') door |
| CEILING HEIGHT | 16' Clear |
| POWER | 200 Amp (TBV) |
| HEATING | Forced Air |
| LIGHTING | LED |
| DRAINAGE | Trench & sump system |
| PARKING | Ample on-site & street parking |
| LEASE RATE | Market |
| OP COSTS | 2025 - \$9.82 PSF (TBV) |
| AVAILABILITY | May 1, 2026 (TBV) (Construction completion) |

For more information,
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PROPERTY LOCATION



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ARCHITECT RENDERINGS



*Architect renderings are not exact



RECENT & ONGOING IMPROVEMENTS

- » Brand-new concrete slab
- » Freshly painted exterior with upgraded facade
- » New water & sewer lines
- » Five new overhead doors
- » Make-up air system
- » Two upgraded washrooms
- » Office with kitchen and customer waiting area

LOCATION HIGHLIGHTS

- » Situated in the centrally located Greenview Industrial Park
- » High visibility along Edmonton Trail NE
- » Easy access to Deerfoot Trail, McKnight Blvd, and Downtown Calgary
- » Short drive to Calgary International Airport (YYC)
- » Surrounded by a mix of automotive, industrial, and service-based businesses
- » Nearby amenities include restaurants, gas stations, and service retail
- » Excellent signage potential and drive-by exposure

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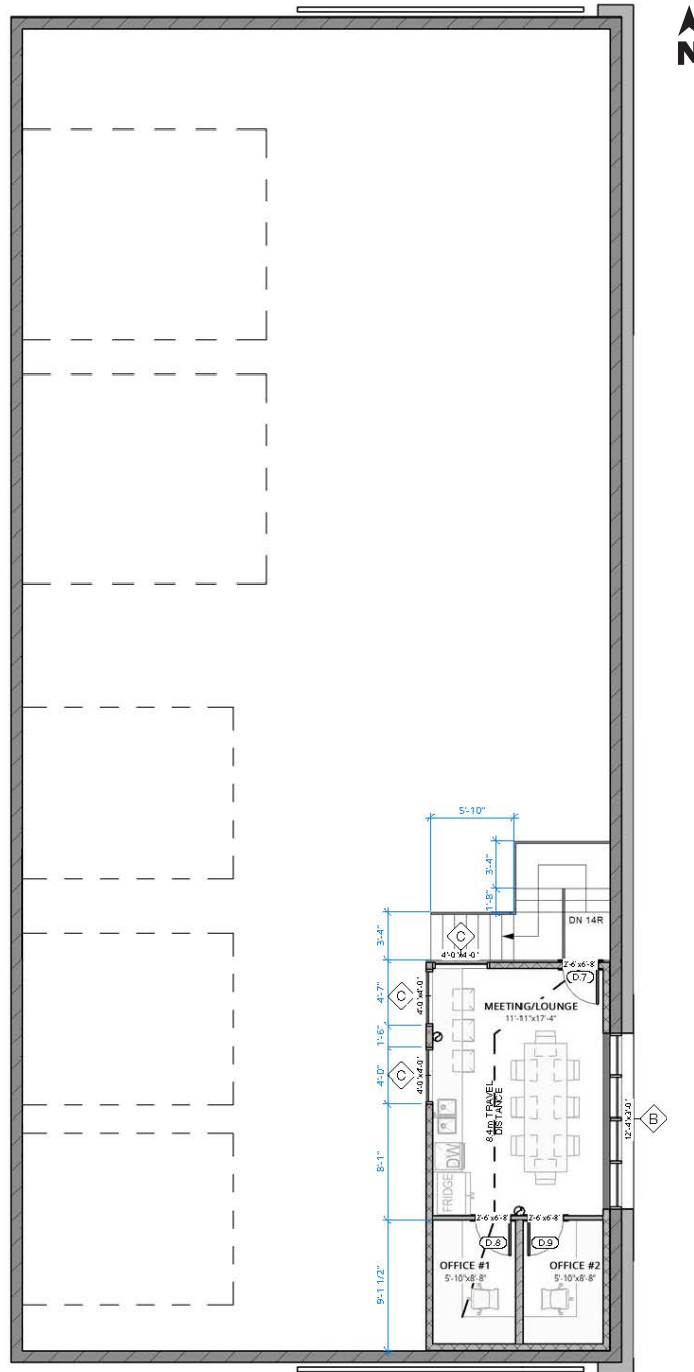
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FLOOR PLAN



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