

FOR SALE

UNIT 200

5470 CALGARY TRAIL EDMONTON, AB



EXCELLENT OWNER/USER OPPORTUNITY

-  Prime south Edmonton location with excellent exposure to Calgary Trail
-  Professionally built out, move in ready second floor office
-  Corner unit with abundant natural light
-  Direct outdoor access via semi-private stairwell & elevator, shared by only one other tenant

Jason Gardner
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Cailey Martiniuk
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**AVISON
YOUNG**

FOR SALE | UNIT 200
5470 CALGARY TRAIL



LEGAL DESCRIPTION

Condominium Plan 0826604
Units 16 & 17



ZONING

CG - General
Commercial Zone



PROPERTY TAXES

\$34,158.84
(2026 Estimate)



CONDO FEES

\$593.26/month



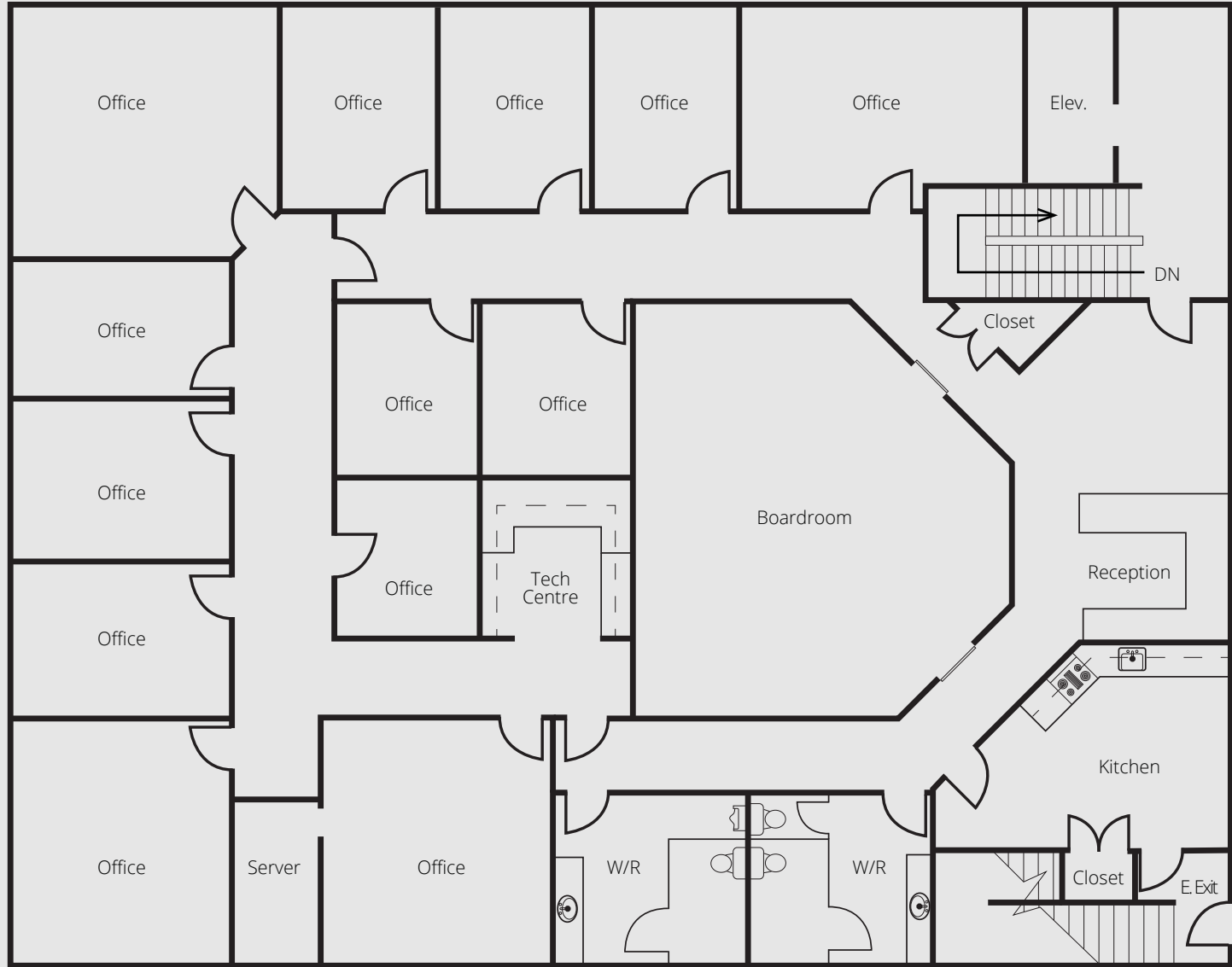
SITE SIZE

4,480 SF



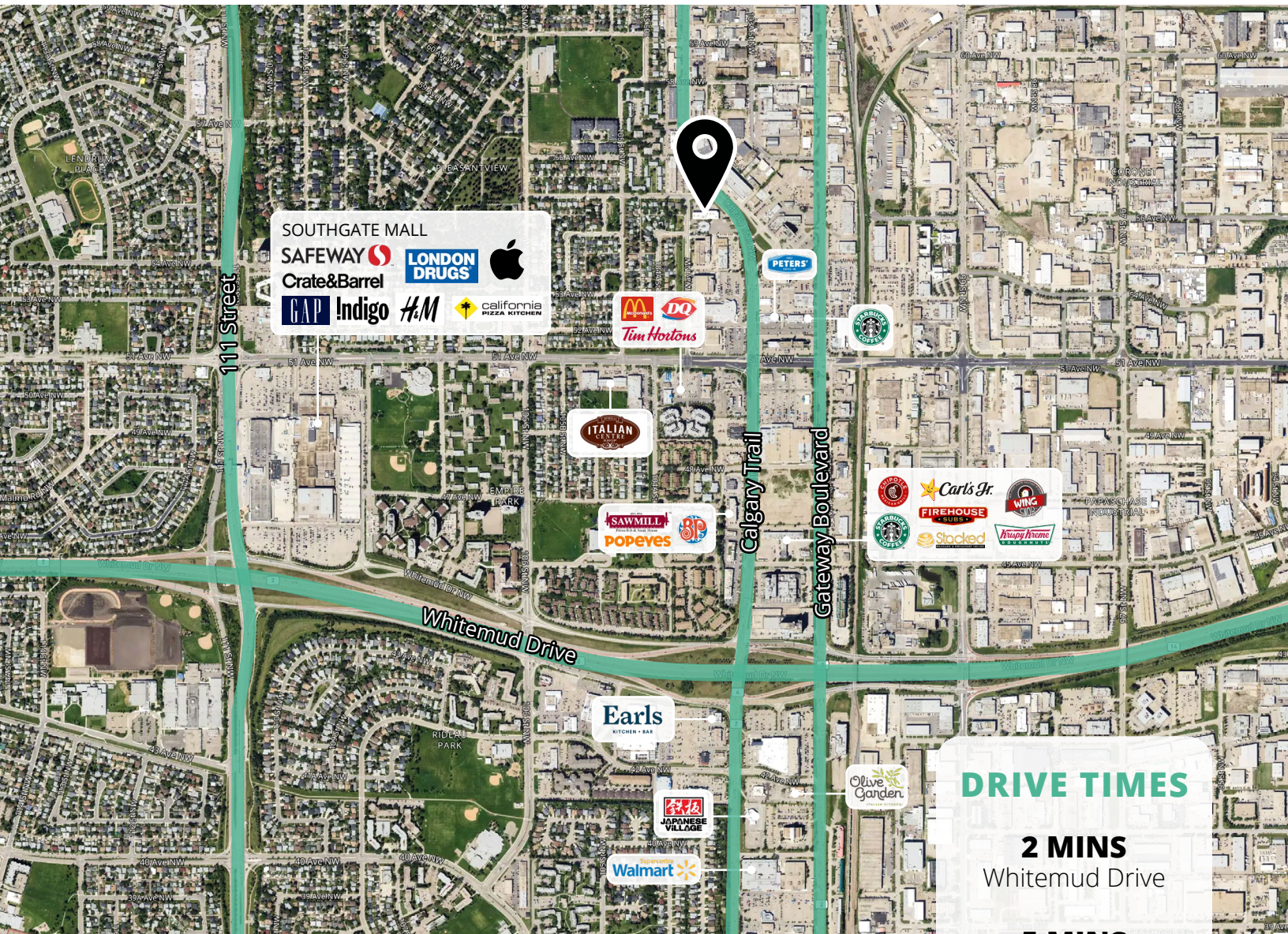
SALE PRICE

\$1,450,000



FOR SALE

Unit 200, 5470 Calgary Trail, Edmonton, AB



DRIVE TIMES

2 MINS

Whitemud Drive

5 MINS

Southgate Mall

7 MINS

Anthony Henday

13 MINS

Downtown

GET IN TOUCH

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Visit us online

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