

## \$1,680,000 - 2840 Calgary Trail, Edmonton

MLS® #E4451923

**\$1,680,000**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Calgary Trail North, Edmonton, AB

Welcome to South Trail Plaza! This is your business's next big opportunity! This expansive 5,774 sq. ft. commercial property is strategically located in a high-traffic, mixed-use district, surrounded by a vibrant blend of retail outlets, dining establishments & professional services. It's the perfect setting for entrepreneurs & established businesses alike to thrive & grow. Offers high visibility being positioned in a booming area with consistent foot & vehicle traffic for maximizing brand exposure. Offers a versatile layout designed to accommodate a wide range of business types! Features a designated Office Area & includes a private, enclosed office space—perfect for administrative work or executive use. Features Staff Area & Amenities offering a comfortable essential staff facilities such as break room, restroom & utility space. The building supports modern operational needs w/ quality utilities, ample lighting & adaptable spaces for customization. **GENEROUS SQUARE FOOTAGE, FUNCTIONAL LAYOUT & LOCATION!**

Built in 1993

### Essential Information

|        |             |
|--------|-------------|
| MLS® # | E4451923    |
| Price  | \$1,680,000 |



|            |        |
|------------|--------|
| Bathrooms  | 0.00   |
| Acres      | 0.00   |
| Year Built | 1993   |
| Type       | Retail |
| Status     | Active |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2840 Calgary Trail  |
| Area        | Edmonton            |
| Subdivision | Calgary Trail North |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 6V7             |

### Exterior

|              |                       |
|--------------|-----------------------|
| Exterior     | Concrete, See Remarks |
| Construction | Concrete, See Remarks |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 65               |
| Zoning         | Zone 41          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 11th, 2025 at 11:47pm MDT