

\$0 - 12046 Fort Rd Nw, Edmonton

MLS® #E4331175

\$0

Bedroom, Bathroom, 1,700 sqft

Office on 0.00 Acres

Eastwood, Edmonton, AB

Office/Retail space available in high exposure location on Fort Road. The entrance is a bit elevated from the road. A few steps to climb to access the offices. Approximately 2,650 SF space, demisable to smaller spaces- 540 SF +/-, 953 SF +/- and 1160 SF +/- . All have washrooms and a lunch/kitchen area. Grade level access is available from the back of the building to the entire space or 953 SF, if demised. CB1 zoning allows for many businesses. Rent is very affordable. Op costs including tax, common area, and utility are around \$8.50/SF. Please check it out.

Built in 1981

Essential Information

MLS® #	E4331175
Square Footage	1,700
Acres	0.00
Year Built	1981
Type	Office

Community Information

Address	12046 Fort Rd Nw
Area	Edmonton
Subdivision	Eastwood
City	Edmonton
Province	AB



Postal Code T5B 4H1

Exterior

Construction Concrete

Additional Information

Date Listed March 14th, 2023

Zoning CB1

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