

\$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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Listing information last updated on May 5th, 2024 at 5:46pm MDT