

## \$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

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2024 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 April 26th, 2024 at 7:31pm MDT