



Turn-Key Auto Service Building

3603 Edmonton Trail NE, Calgary, AB T2E 3P1 | Greenview Industrial

OPPORTUNITY SUMMARY

Now under renovation and ready for occupancy in Fall 2025, this fully upgraded ±4,000 SF industrial building offers a rare opportunity to lease a highly visible auto-focused facility with high-exposure frontage on Edmonton Trail. Purpose-built for automotive uses, the space is ideal for a mechanic shop, tire shop, or quick lube operation. With modern systems, multiple oversized drive-in doors, and thoughtful improvements including an office with kitchen, waiting area, and make-up air, this space delivers exceptional functionality and street presence for automotive-use tenants.



LEASE DETAILS

SITE SIZE	±17,424 SF
BUILDING SIZE	±4,000 SF
WAREHOUSE AREA	±3,500 SF
OFFICE AREA	±500 SF
ZONING	I-R (Industrial Redevelopment)
LOADING	5 Drive-in doors total <ul style="list-style-type: none"> • 2 (16' x 14') doors • 2 (12' x 14') doors • 1 (12' x 12') door
CEILING HEIGHT	16' Clear
POWER	200 Amp (TBV)
HEATING	Forced Air
LIGHTING	LED
DRAINAGE	Trench & sump system
PARKING	Ample on-site & street parking
LEASE RATE	Market
OP COSTS	TBV
AVAILABILITY	Fall 2025 (post-reno completion)

For more information,
please contact:



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PROPERTY LOCATION



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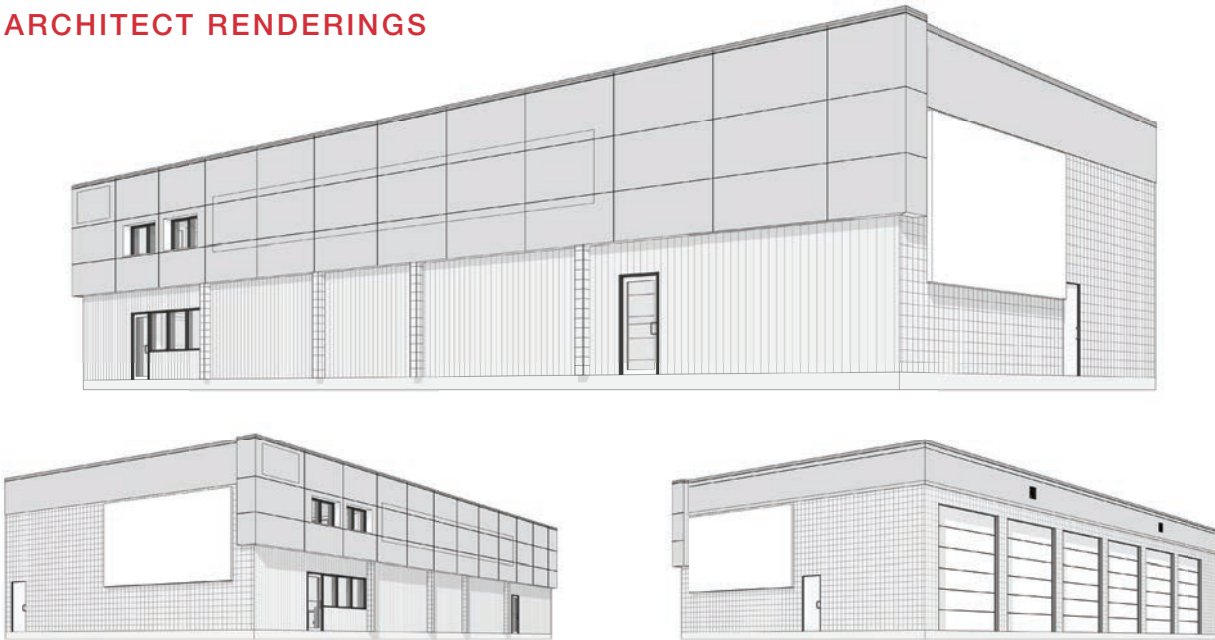


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ARCHITECT RENDERINGS



RECENT & ONGOING IMPROVEMENTS

- » Brand-new concrete slab
- » Freshly painted exterior with upgraded facade
- » New water & sewer lines
- » Five new overhead doors
- » Make-up air system
- » Two upgraded washrooms
- » Office with kitchen and customer waiting area

LOCATION HIGHLIGHTS

- » Situated in the centrally located Greenview Industrial Park
- » High visibility along Edmonton Trail NE
- » Easy access to Deerfoot Trail, McKnight Blvd, and Downtown Calgary
- » Short drive to Calgary International Airport (YYC)
- » Surrounded by a mix of automotive, industrial, and service-based businesses
- » Nearby amenities include restaurants, gas stations, and service retail
- » Excellent signage potential and drive-by exposure

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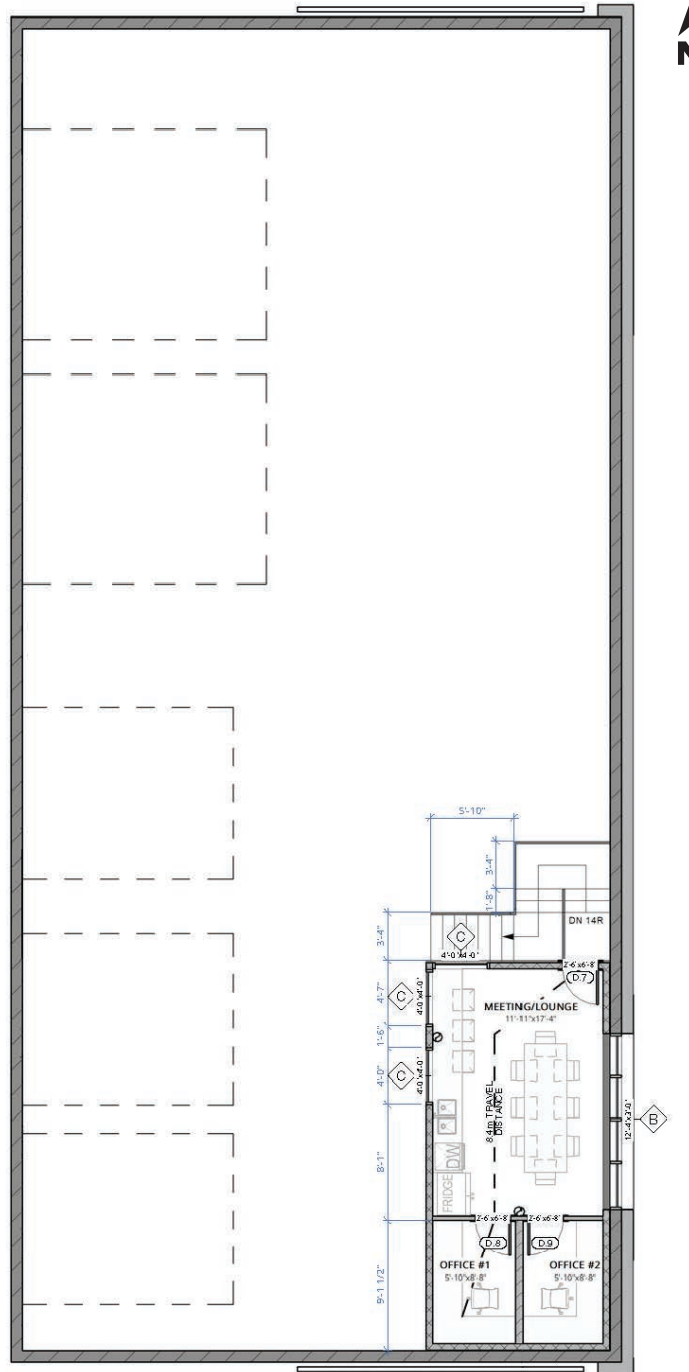
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FLOOR PLAN



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