# \$4,895,000 - 17410 107 Avenue, Edmonton

MLS® #E4346388

### \$4,895,000

0 Bedroom, 0.00 Bathroom, Office on 0.00 Acres

McNamara Industrial, Edmonton, AB

7,700 - 15,400 sq.ft.± freestanding office/retail building for sale or for lease. Current build out consists of 10-13 large offices, kitchenette, boardroom, reception, private entrance and washrooms on the second floor with a largely open concept retail/office set up on the main floor. Lift/elevator available for second floor access. Fiber optics available. Situated with 165 feet of exposure to 107 Ave and easy access between 170 Street and 178 Street. Up to 70 parking stalls on 0.68 acres. Building signage opportunities available. Net Lease rate Main floor - \$12.00/sq.ft./annum. Second floor \$9.00/sq.ft./annum. Operating costs \$8.75/sq.ft/annum.



#### **Essential Information**

MLS® # E4346388 Price \$4,895,000

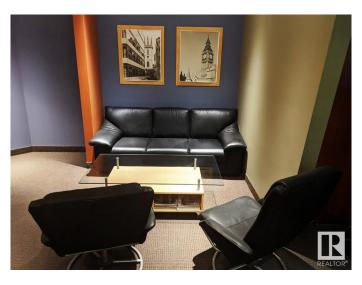
Bathrooms 0.00
Acres 0.00
Year Built 1970
Type Office
Status Active

## **Community Information**

Address 17410 107 Avenue







Area Edmonton

Subdivision McNamara Industrial

City Edmonton
County ALBERTA

Province AB

Postal Code T5S 1E9

### **Exterior**

Exterior Mixed Construction Mixed

### **Additional Information**

Date Listed June 20th, 2023

Days on Market 789

Zoning Zone 40

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Listing information last updated on August 17th, 2025 at 12:47pm MDT