

\$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.

Built in 1970

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 | 721 |
| Zoning | Zone 40 |

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Listing information last updated on June 10th, 2025 at 3:17pm MDT