## \$5,795,000 - 17410 107 Av Nw, Edmonton

MLS® #E4346388

## \$5,795,000

Bedroom, Bathroom, 15,400 sqft 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 \$5,795,000

Square Footage 15,400

Acres 0.00 Year Built 1970 Type Office

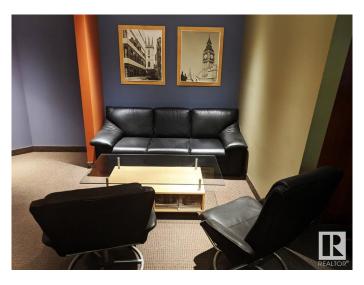
**Community Information** 

Address 17410 107 Av Nw

Area Edmonton







Subdivision McNamara Industrial

City Edmonton

Province AB

Postal Code T5S 1E9

**Exterior** 

Construction Mixed

## **Additional Information**

Date Listed June 20th, 2023

Zoning IM

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Listing information last updated on May 13th, 2024 at 6:01am MDT