\$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

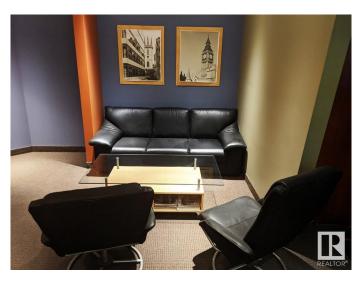
Bathrooms 0.00
Acres 0.00
Year Built 1970
Type Office
Status Active

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 774

Zoning Zone 40

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 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 August 1st, 2025 at 9:32pm MDT