

## \$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	727
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 June 16th, 2025 at 12:47pm MDT