

## \$2,300,000 - 8704 106a Avenue, Edmonton

MLS® #E4438596

**\$2,300,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Boyle Street, Edmonton, AB

Rare opportunity to purchase multi-tenant distribution building downtown Edmonton. Perfect for wholesale food distribution user. 16,200 Sq.Ft. + Warehouse Building. 8,100 sq.ft.± occupied by long term tenant with lease expiry in 2027.

Built in 1967

### Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4438596    |
| Price      | \$2,300,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 1967        |
| Type       | Industrial  |
| Status     | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8704 106a Avenue |
| Area        | Edmonton         |
| Subdivision | Boyle Street     |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5H 0S3          |

### Exterior



|              |       |
|--------------|-------|
| Exterior     | Brick |
| Construction | Brick |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 26th, 2025 |
| Days on Market | 68             |
| Zoning         | Zone 13        |

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 2nd, 2025 at 12:17am MDT