

## \$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.

Built in 1970

### 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
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### Additional Information

Date Listed	June 20th, 2023
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Zoning	IM
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Listing information last updated on May 17th, 2024 at 2:46am MDT