# \$4,595,000 - 17410 107 Av Nw, Edmonton

MLS® #E4346388

### \$4,595,000

0 Bedroom, 0.00 Bathroom, 15,400 sqft Office

McNamara Industrial, Edmonton, Alberta

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. (id:6289)



#### **Essential Information**

Listing # E4346388
Price \$4,595,000

Bathrooms 0.00
Square Footage 15,400
Year Built 1970
Type Office

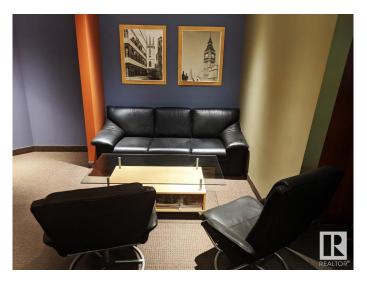
## **Community Information**

Address 17410 107 Av Nw Subdivision McNamara Industrial

City Edmonton







Province Alberta
Postal Code T5S1E9

## **Listing Details**

Listing Office NAI Commercial Real Estate Inc





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