

FOR SALE

±3,620 Sq. Ft.

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



17304 - 106 Avenue, Edmonton, AB

OFFICE/WAREHOUSE CONDO

Property Highlights

- Ideal for office users including lawyers, accountants, contractors, engineers, immigration, and various other warehouse users
- 2,780 Sq. Ft. of high end office space across two floors plus 840 SqFt shop in the back
- Separate entrances allow this to be split up between tenants if the whole space is not needed
- Low operating expenses
- 5 designated parking stalls, plus additional street parking
- Furniture, hoist, and some equipment are negotiable



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8



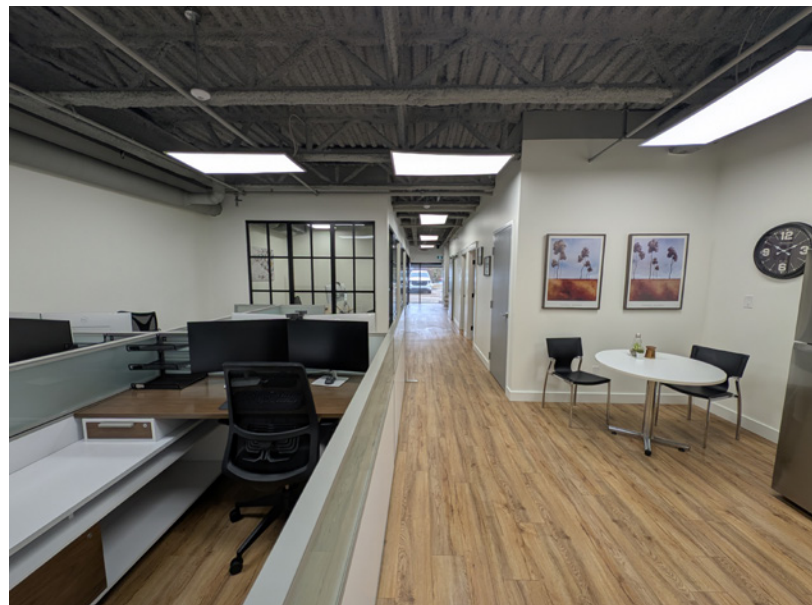
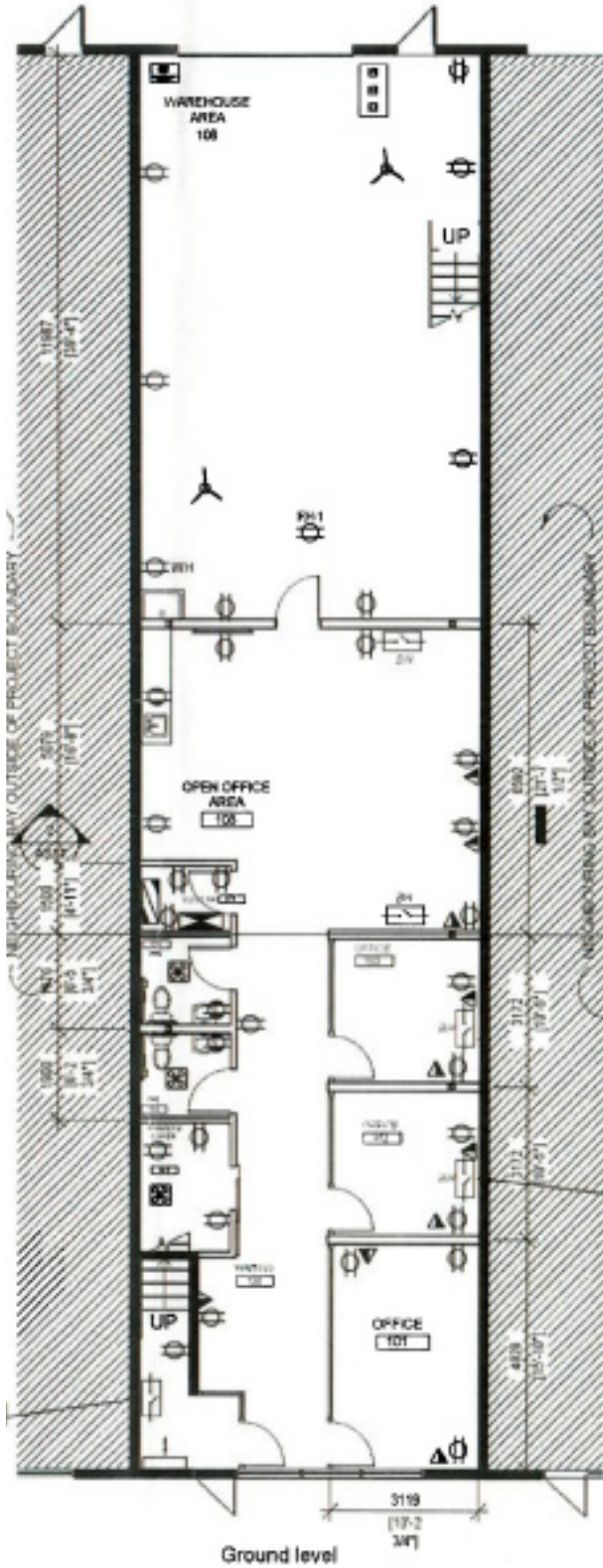
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Office/Warehouse Condo

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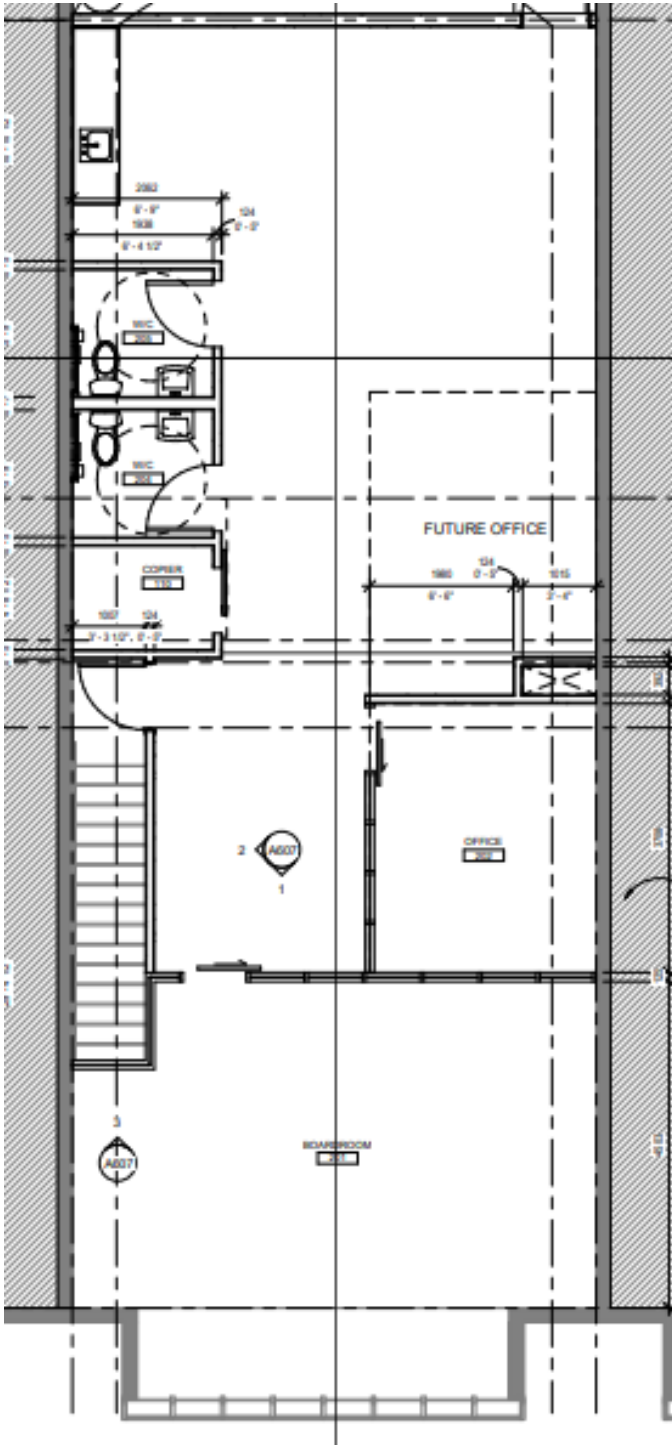
Ground Floor



FOR SALE

Office/Warehouse Condo

Second Floor



FOR SALE

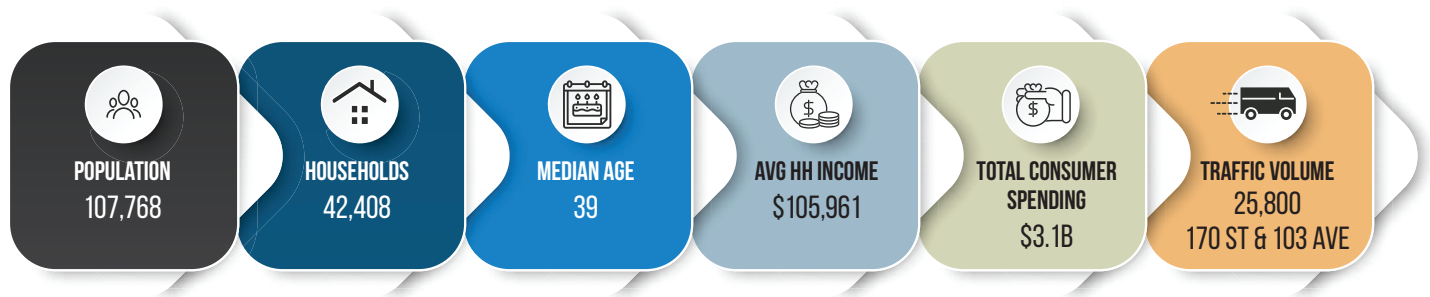
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LOCATION

- In proximity to local amenities located in Mayfield Common, Terra Losa Centre and West Edmonton Mall
- Convenient access to Anthony Henday Drive and Yellowhead Trail allows for easy access to all parts of the city

Demographics within 5KM



ADDITIONAL INFORMATION

- Clean Phase 1 from 2018 available
- All wiring, internal mechanical and lighting has been upgraded throughout



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Property Information

Municipal Address: 17304 - 106 Avenue, Edmonton, AB

Size: ±3,620 Sq. Ft.

Zoning: IM (Medium Industrial)
*Flexible zoning suitable for office, professional, and some warehouse/storage.

Parking: 5 designated stalls with additional street parking at no cost

Power: 225 Amp, 120/208 Volt

Loading: 12'x12' Grade

Possession: Immediate possession for second floor and bay space

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Asking Price: \$890,000.00

Property Taxes: \$14,136 (2025)

Condo Fee: \$697.91/month

Contact

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