

# \$1,177,550 - 6604 178 Av Nw, Edmonton

MLS® #E4199495

**\$1,177,550**

Bedroom, Bathroom, 2,141 sqft

Retail on 0.00 Acres

Crystallina Nera East, Edmonton, AB

CRYSTALLINA LANDING! JOIN SHOPPERS DRUG MART, STARBUCKS,SUBWAY, SHELL AND MORE! PHASE 2:PRE LEASING BUILDINGS C & D (POSSESSION SUMMER 2024). HIGH EXPOSURE. Brand New Prime Retail Condominium Units from 1,200 sq.ft Plus. PHASE 1 (POSSESSION READY)FOR SALE OR LEASE IN BUILDING B ONLY. Purchase Rates \$400.00 PSF (Second Floor Available units) and \$525.00-\$550.00PSF (Main Floor) Final 2 Main floor UNITS 107 & 108. Lease Rates start at \$29.00 PSF (Second Floor) and \$40.00 PSF (Main Floor) plus CAC approx. \$13.00 PSF. COME JOIN US ! Located in the Prestigious NEW Neighbourhood of Crystallina Nera, East & West. Fantastic Exposure with HIGH TRAFFIC VOLUME, Directly Fronting 66 Street just off the Anthony Henday. Multiple Bay Sizes. Perfect for Retail, Office, Medical, Day Care, Restaurant & Professional. GREAT SIGNAGE Opportunities, LOTS of Parking. EXCELLENT GROWING COMMUNITY!

Built in 2020

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | E4199495    |
| Price          | \$1,177,550 |
| Square Footage | 2,141       |



|            |        |
|------------|--------|
| Acres      | 0.00   |
| Year Built | 2020   |
| Type       | Retail |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 6604 178 Av Nw        |
| Area        | Edmonton              |
| Subdivision | Crystallina Nera East |
| City        | Edmonton              |
| Province    | AB                    |
| Postal Code | H0H 0H0               |

### Exterior

|              |             |
|--------------|-------------|
| Construction | Steel Frame |
|--------------|-------------|

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | June 1st, 2020 |
| Zoning      | 50             |

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Listing information last updated on April 16th, 2024 at 2:02pm MDT