

## \$0 - 17304 116 Avenue, Edmonton

MLS® #E4343472

**\$0**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Armstrong Industrial, Edmonton, AB

Great west end location with plenty of parking and quick access to major transportation routes. The property has an abundance of natural light and an open concept to accommodate many different users. Landlord will provide a TI allowance so tenant can customize to their needs.

Built in 2004

### Essential Information

MLS® #	E4343472
Bathrooms	0.00
Acres	0.00
Year Built	2004
Type	Office
Status	Active

### Community Information

Address	17304 116 Avenue
Area	Edmonton
Subdivision	Armstrong Industrial
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 2X2

### Exterior

Exterior	Block, Brick
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Construction      Block, Brick

**Additional Information**

Date Listed      June 1st, 2023

Days on Market      813

Zoning      Zone 40

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Listing information last updated on August 22nd, 2025 at 4:32pm MDT