

# **\$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

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2024 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 17th, 2024 at 4:46am MDT