

\$875,050 - 6604 178 Avenue, Edmonton

MLS® #E4401849

\$875,050

0 Bedroom, 0.00 Bathroom,

Retail on 0.00 Acres

Crystallina Nera East, Edmonton, AB

CRYSTALLINA LANDING! JOIN SHOPPERS DRUG MART, STARBUCKS,SUBWAY, SHELL AND MORE! PHASE 2: LEASING BUILDINGS C & D. 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 \$550.00PSF (Main Floor) Final Main floor Unit Remaining. UNIT 107/1591 SF. \$875,050 BLDG B 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® # | E4401849 |
| Price | \$875,050 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 2020 |



| | |
|--------|--------|
| Type | Retail |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 6604 178 Avenue |
| Area | Edmonton |
| Subdivision | Crystallina Nera East |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5Z 0E2 |

Exterior

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

Additional Information

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|----------------|-------------------|
| Date Listed | August 13th, 2024 |
| Days on Market | 259 |
| Zoning | Zone 28 |

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Listing information last updated on April 29th, 2025 at 1:02am MDT