

Courtesy Of Romi Sarna Of MaxWell Polaris

# \$479,700 - 6604 178 Av Nw, Edmonton

MLS® #E4199495

**\$479,700**

Bedroom, Bathroom, 1,200 sqft  
Retail on 0 Acres

Crystallina Nera East, Edmonton, AB

Welcome to CRYSTALLINA LANDING! CB1 Zoning. Phase 1 - Coming 2022! HIGH EXPOSURE. Brand New Prime Retail Condominium Units from 1,200 sq.ft Plus. FOR SALE OR LEASE. Purchase Rates start from \$375.00 PSF (Second Floor) and \$475.00 PSF (Main Floor). Lease Rates start at \$27.00 PSF (Second Floor) and \$35.00 PSF (Main Floor) plus Opp Costs approx. \$12.00 PSF. BUILDING A™ 6,409 Sq. Ft. (SINGLE LEVEL) BUILDING B™ - 25,048 sq.ft. (2 STOREY). 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!

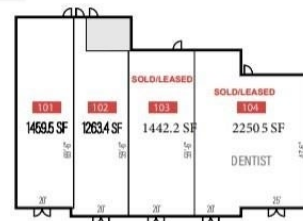
Built in 2020

## Essential Information

MLS® #	E4199495
Price	\$479,700
Square Footage	1,200
Acres	0.00
Year Built	2020
Type	Retail



BUILDING A AVAILABILITY



Status ACTIVE

### **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**

Zoning 50

Listing information last updated on September 24th, 2021 at 7:16pm MDT