

## \$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

Date Listed	August 13th, 2024
Days on Market	260
Zoning	Zone 28

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Listing information last updated on April 30th, 2025 at 7:17pm MDT