

## \$0 - 17308 106a Avenue, Edmonton

MLS® #E4454223

**\$0**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

McNamara Industrial, Edmonton, AB

Excellent opportunity to lease a well-maintained property in a desirable complex. This spacious unit offers over 2,000 sq. ft. of functional space, offices with a welcoming reception area. The warehouse features a 12' x 12' grade-level overhead door, 15' ceilings, and ample room for a variety of business needs. Parking is convenient with 2 stalls at the front and 3 additional stalls at the rear. Easy access to 178 Street, 180 Street, Yellowhead Trail, and Anthony Henday Drive. Base rent is \$3,750 includes sewer and water. Tenants are responsible for power, gas, phone, and garbage bin services.

Built in 1980

### Essential Information

|            |            |
|------------|------------|
| MLS® #     | E4454223   |
| Lease Rate | \$21       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1980       |
| Type       | Industrial |
| Status     | Active     |

### Community Information

Address 17308 106a Avenue



|             |                     |
|-------------|---------------------|
| Area        | Edmonton            |
| Subdivision | McNamara Industrial |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5S 1E6             |

### Exterior

|              |            |
|--------------|------------|
| Exterior     | Wood Frame |
| Construction | Wood Frame |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 47                |
| Zoning         | Zone 40           |

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Listing information last updated on October 7th, 2025 at 2:17am MDT