



## 6604 178 Avenue Edmonton AB

\$1,177,550

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-\$550.00 PSF (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!

Listing Presented By:



Originally Listed by:  
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**RE/MAX ELITE**

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