



## Edmonton Alberta

\$403,265

o Nerval development with immediate occupancy Located in Edmonton's west end on the main artery of 118th Avenue with immediate access to 170th Street, 178th Street, Yellowhead Freeway, and Anthony Henday Freeway Two storey office/retail building with elevator and second floor common area washrooms Unit size range from 1,120 sq.ft. and up to 9,548 sq.ft. Building is sprinklered Tilt-up concrete and steel construction with high level of common area improvements and aesthetically pleasing exterior Includes one HVAC per unit Shaw fibre available Pylon signage available (id:6769)

Listing Presented By:



Originally Listed by:  
NAI Commercial Real Estate Inc

**RE/MAX Elite**

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