

## \$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 | 345               |
| Zoning         | Zone 28           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 24th, 2025 at 6:02am MDT