

# \$0 - 17304 116 Avenue, Edmonton

MLS® #E4343472

**\$0**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Armstrong Industrial, Edmonton, AB

Great west end location with plenty of parking and quick access to major transportation routes. The property has an abundance of natural light and an open concept to accommodate many different users. Landlord will provide a TI allowance so tenant can customize to their needs.

Built in 2004

## Essential Information

|            |          |
|------------|----------|
| MLS® #     | E4343472 |
| Bathrooms  | 0.00     |
| Acres      | 0.00     |
| Year Built | 2004     |
| Type       | Office   |
| Status     | Active   |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 17304 116 Avenue     |
| Area        | Edmonton             |
| Subdivision | Armstrong Industrial |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5S 2X2              |

## Exterior

|          |              |
|----------|--------------|
| Exterior | Block, Brick |
|----------|--------------|



Construction      Block, Brick

**Additional Information**

Date Listed      June 1st, 2023

Days on Market      652

Zoning      Zone 40

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 March 13th, 2025 at 9:47pm MDT