

# \$895,000 - 6815 104 Street, Edmonton

MLS® #E4430194

**\$895,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Strathcona Junction, Edmonton, AB

Located on Calgary Trail, this high-visibility location enhances your brand and draws the attention to your business that you deserve. Features: 14' ceilings, an open concept layout, and two 10' x 12' overhead doors for easy access. Exclusive use parking at the rear appropriate for 4-5 vehicles, and street parking is available at the front of the building and on the sides of the block. There is also supplemental rental income from the 774 SF tenant upstairs, who has performed beautiful improvements to the space. There is an additional 987 SF unit on the second floor, available for extra storage or rental potential.

Built in 1957

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | E4430194   |
| Price      | \$895,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1957       |
| Type       | Industrial |
| Status     | Active     |

## Community Information

|         |                 |
|---------|-----------------|
| Address | 6815 104 Street |
| Area    | Edmonton        |



|             |                     |
|-------------|---------------------|
| Subdivision | Strathcona Junction |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6H 2L5             |

### Exterior

|              |       |
|--------------|-------|
| Exterior     | Brick |
| Construction | Brick |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 10               |
| Zoning         | Zone 41          |

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Listing information last updated on April 20th, 2025 at 1:17am MDT