



GRASSROOTS
REALTY GROUP

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9908 170 Street NW
Edmonton, Alberta

MLS # A2252898



\$26,838,800

Division: Terra Losa

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 47,000 sq.ft.

Zoning: DC1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Very Rare opportunity to acquire 47,000 sqft building sitting on 4.47 Acres located in the community of Terra Losa in Edmonton. Currently operating as a Toy R Us Retail store, the site offers an abundance of parking and direct visibility from 170th street. The property currently caters to over 131,000 people within a 5km radius, boasting an average household income of over \$93,000. Do not miss this opportunity to own this property for your own business or add it to your holding portfolio.