

# \$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	85
Zoning	Zone 41

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 4th, 2025 at 2:18pm MDT