

## \$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      811

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 August 20th, 2025 at 1:32am MDT