# **\$0 - 6908 104 Street, Edmonton**

MLS® #E4441479

#### \$0

0 Bedroom, 0.00 Bathroom, Industrial on 0.00 Acres

Allendale, Edmonton, AB

Former Mr. Lube with two drive-through bays, oil pit, and renovated office/reception area. Located on high-traffic Calgary Trail with exposure to 23,200 vehicles per day. The fully paved and fenced lot includes a large basement with tall ceilings, asphalt surface, and space to fit approx. 30 vehicles. Excellent frontage with free use of a large pylon sign facing Calgary Trail. DC1 zoning allows for car sales, detailing, mechanic, tires, and more. Additional parking available on 69th Ave. Rent is \$5,900/month all-in, including common area costs. Ideal for auto-related businesses or flexible commercial use.

Built in 1976

### **Essential Information**

MLS® # E4441479

Lease Rate \$22

Bathrooms 0.00

Acres 0.00

Year Built 1976

Type Industrial

Status Active

# **Community Information**

Address 6908 104 Street

Area Edmonton







Subdivision Allendale
City Edmonton
County ALBERTA

Province AB

Postal Code T6H 2L7

## **Exterior**

Exterior Concrete, Mixed, Other Construction Concrete, Mixed, Other

## **Additional Information**

Date Listed June 9th, 2025

Days on Market 144

Zoning Zone 15

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Listing information last updated on October 31st, 2025 at 8:32pm MDT