

## \$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.

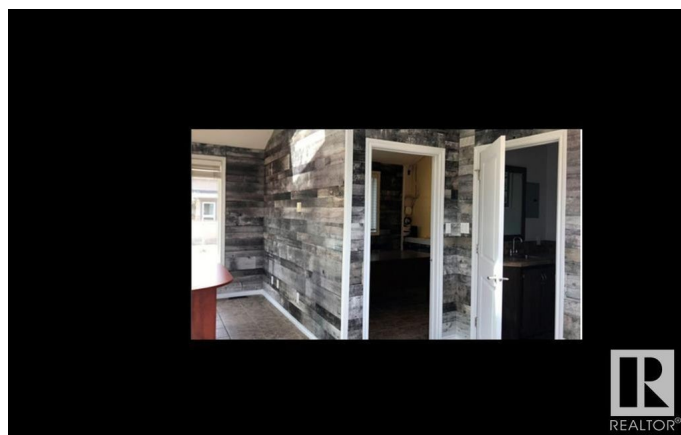
Built in 1976

### Essential Information

MLS® #	E4441479
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	56
Zoning	Zone 15

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Listing information last updated on August 4th, 2025 at 8:32pm MDT