

## \$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.

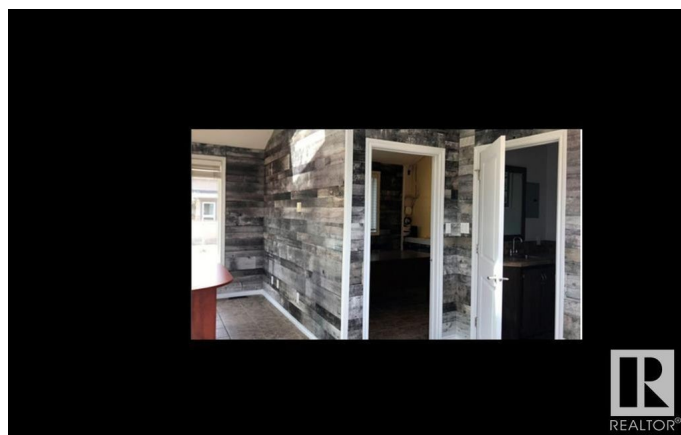
Built in 1976

### 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 6:47am MDT