

# \$26,838,800 - 9908 170 Street Nw, Edmonton

MLS® #A2252898

**\$26,838,800**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Terra Losa, Edmonton, Alberta

Very Rare opportunity to acquire 47,000 sqft building sitting on 4.47 Acres located in the community of Terra Losa in Edmonton. Currently operating as a Toy R Us Retail store, the site offers an abundance of parking and direct visibility from 170th street. The property currently caters to over 131,000 people within a 5km radius, boasting an average household income of over \$93,000. Do not miss this opportunity to own this property for your own business or add it to your holding portfolio.

Built in 1989

## Essential Information

|            |              |
|------------|--------------|
| MLS® #     | A2252898     |
| Price      | \$26,838,800 |
| Bathrooms  | 0.00         |
| Acres      | 0.00         |
| Year Built | 1989         |
| Type       | Commercial   |
| Sub-Type   | Industrial   |
| Status     | Active       |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 9908 170 Street Nw |
| Subdivision | Terra Losa         |
| City        | Edmonton           |
| County      | Edmonton           |
| Province    | Alberta            |
| Postal Code | T5T5L5             |



**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 48                |
| Zoning         | DC1               |

**Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.