

# COMMERCE PARK

10070 – 164 STREET EDMONTON, AB

FOR SALE



## PROPERTY DETAILS

Address:	10070 – 164 Street Edmonton, AB
Property Size:	990 SF +/-   24' Interior Width Mezzanine approximately 300 SF +/-
Zoning:	Site Specific Control DC2
Legal:	Condominium Plan 0024423 Unit 34
Office Space:	Reception Area Open Warehouse Space Open Mezzanine
Parking:	Scramble
Year Built:	2000
Utilities:	Separately Metered
Availability:	30 days
Sale Price:	\$299,900
2021 Property Taxes:	\$7,196.34
Condo Fees:	\$302.50

## PROPERTY HIGHLIGHTS

Extremely well maintained building with extensive renovations in 2014. Raised roof, new Air Flow; Exterior Stucco and Insulation.

High exposure with Retail/Office/Warehouse facing 164 Street. This Unit has 1 Office, Reception Area and open Warehouse with high ceilings plus Mezzanine Area. Excellent location with high traffic area and easy access to 100 Ave/ Stoney Plain Rd/Anthony Henday and all other major road ways. Mayfield Common and West Edmonton Mall within 5 minutes. Complex is extremely diverse with various retail businesses, lawyers, accountants, health stores & a couple eating establishments.



RE/MAX EXCELLENCE  
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#1 RE/MAX Commercial Team Worldwide 2017 - 2019\*

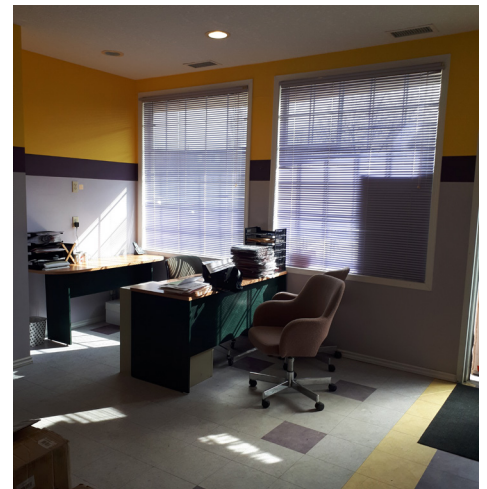
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## INTERIOR IMAGES



## PROPERTY LOCATION

