

**FOR SALE**

**OR LEASE**



## COMMERCE PARK

10070 164 Street, Edmonton, Alberta

### Property Highlights

Exceptionally well-maintained building with significant renovations completed in 2014, including a raised roof, upgraded air flow system, and new exterior stucco with insulation.

Prime high-exposure location with Retail/Office/Warehouse frontage along 164 Street. The unit features one office, a reception area, and an open warehouse with high ceilings, plus a mezzanine level.

Strategically located in a high-traffic area with easy access to 100 Avenue, Stony Plain Road, Anthony Henday Drive, and other major thoroughfares. Just five minutes from Mayfield Common and West Edmonton Mall.

The complex hosts a diverse mix of tenants, including retail shops, legal and accounting firms, health-related businesses, and dining options.



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**JUDITH RIMMER**, Vice President

 **(780) 405.9333**

 [jrimmer@commercialyeg.ca](mailto:jrimmer@commercialyeg.ca)

**NADIA MITCHELL**, Associate

 **(780) 720-5427**

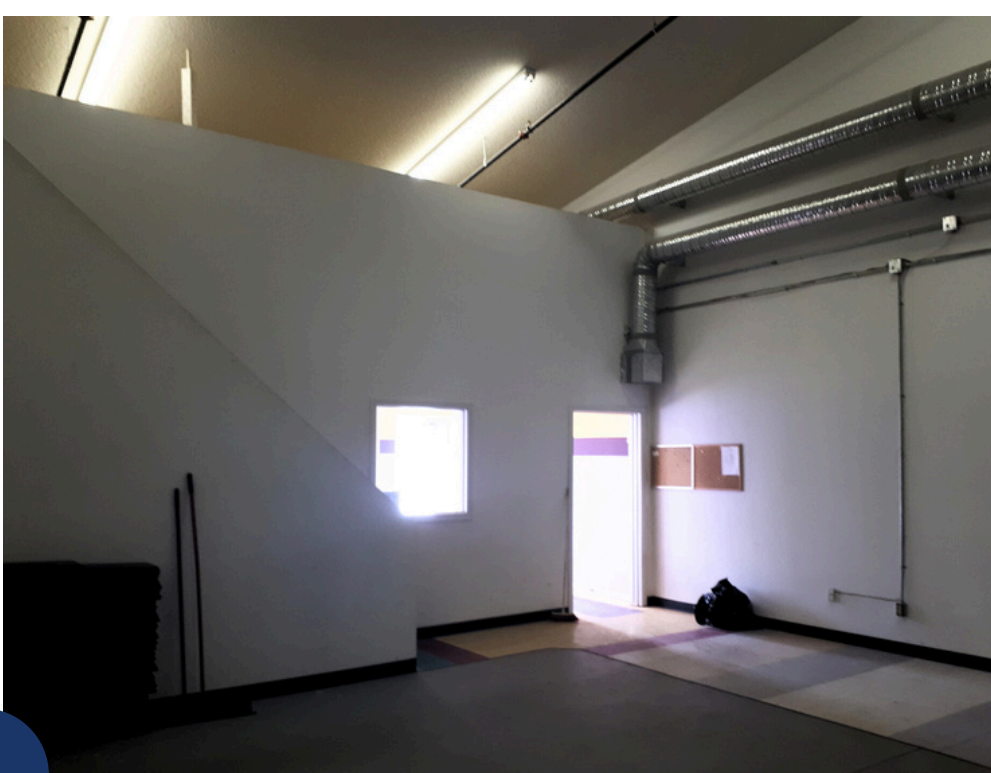
 [nadia.mitchell1000@gmail.com](mailto:nadia.mitchell1000@gmail.com)

# PROPERTY SPECIFICATIONS

Address	10070 164 Street, Edmonton, Alberta
Property Size	± 990 SF 24' Interior Width, Mezzanine ± 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	2,000
Utilities	Separately Metered
Availability	30 Days
Sale Price	\$289,900
Property Taxes	\$7,237.64 (2024)
Condo Fees	\$332.00







## CONTACT:

### JUDITH RIMMER

Vice President | Investments - Multifamily, Land, & Business Sales

(780) 405.9333

jrimmer@commercialyeg.ca

### NADIA MITCHELL

Associate

(780) 720-5427

nadia.mitchell1000@gmail.com



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201, 5607 - 199 Street , Edmonton, AB T6M 0M8 | commercialyeg.ca

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