

FOR SALE

PRIME CONDO SPACE ON 164 STREET

10084/10062 164 Street NW, Edmonton, AB



HIGHLIGHTS

- 2,400 sq ft ± on two floors
- Features front and back entrances leading to an open-concept main floor ready for your development
- Ideal for office or retail use
- Ample parking at the front and back
- Excellent access to 170 Street, 100 Avenue & Anthony Henday

CONTACTS

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ROYAL PARK
REALTY™

T 780.448.0800 **F** 780.426.3007
#201, 9038-51 Avenue NW, Edmonton, AB T6E 5X4

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Property Information

MUNICIPAL ADDRESS	10084/10062 164 ST NW, Edmonton, AB
LEGAL DESCRIPTION	Condo Plan: 0024423; Units 24 & 27
ZONING	DC2 (335)
MAIN FLOOR	1,980 sq ft ±
2 ND FLOOR	420 sq ft ±
TOTAL AREA	2,400 sq ft ±
BUILT	2000
PARKING	Assigned & scramble
UTILITIES	Separately metered
SIGNAGE	Facade & pylon

Financial Information

SALE PRICE	\$670,000.00 \$620,000.00
CONDO FEES	\$665.16/month (2024)
PROPERTY TAXES	\$13,999.96/annum (2024)
POSSESSION	Negotiable



OPEN
CONCEPT



SURFACE
PARKING



QUICK
ACCESS



CLOSE TO
AMENITIES



CONVENIENT
LOCATION



OWN YOUR
OWN CONDO

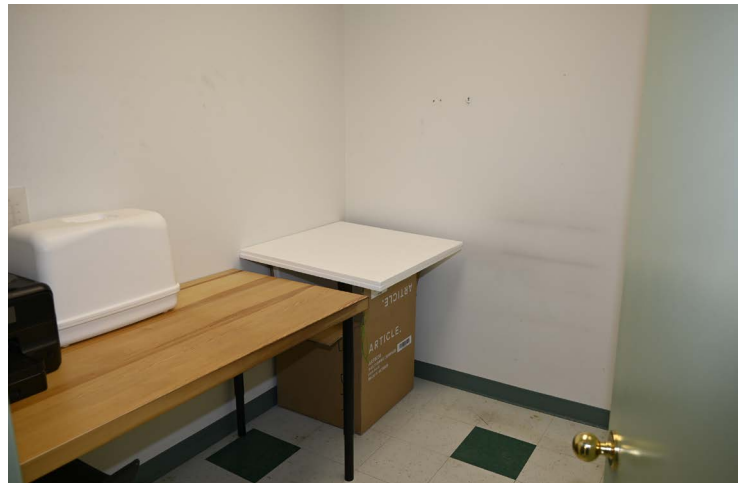


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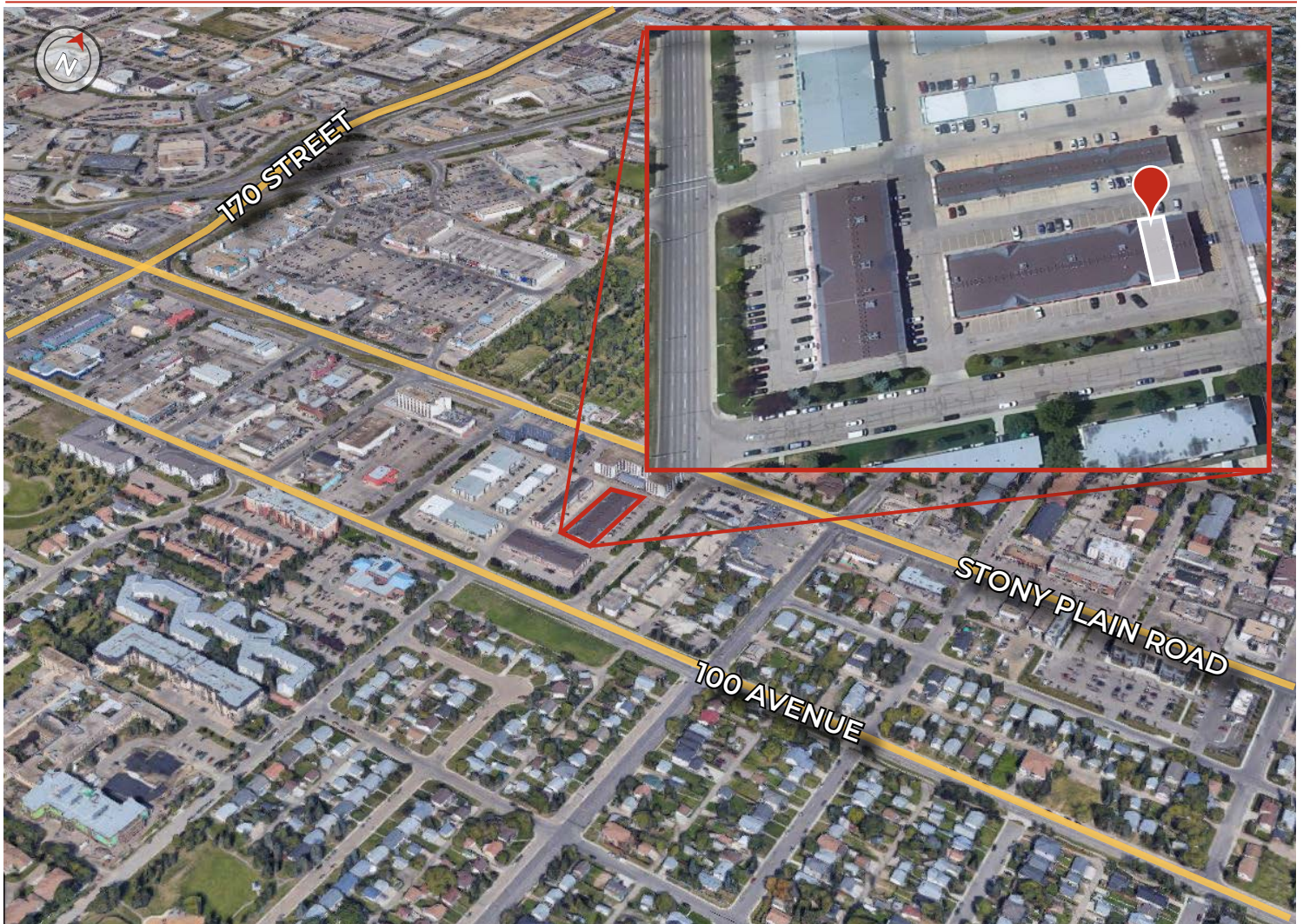
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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

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Quality Based on **Results**, Not **Promises**.

Contact Us For More Information



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