

# 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

#### JOEL WOLSKI

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#### SCOTT ENDRES

Partner, Broker

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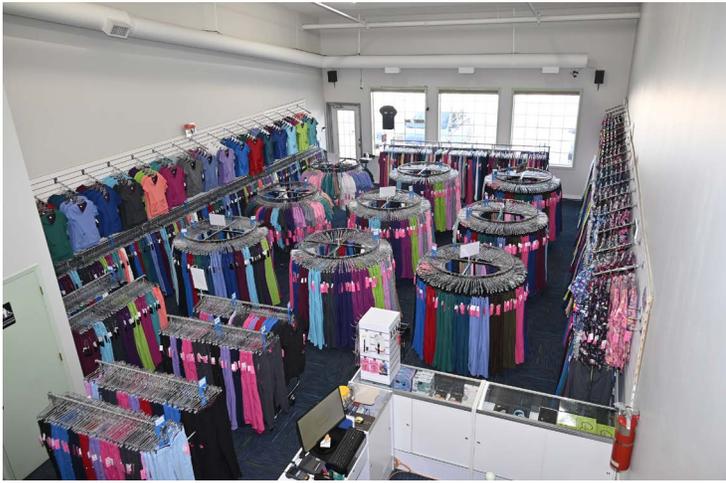


ROYAL PARK  
REALTY™

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

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# For Sale Prime Condo Space 10084/10062 164 St NW, Edmonton



## Property Information

MUNICIPAL ADDRESS	10084/10062 164 ST NW, Edmonton, AB
LEGAL DESCRIPTION	Condo Plan: 0024423; Units 24 & 27
ZONING	<a href="#">DC2 (335)</a>
MAIN FLOOR	1,980 sq ft ±
2 <sup>ND</sup> 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	<del>\$670,000.00</del> \$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

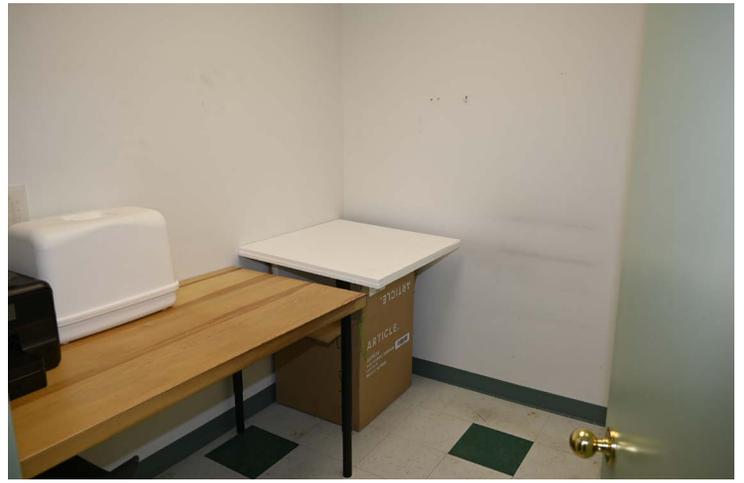


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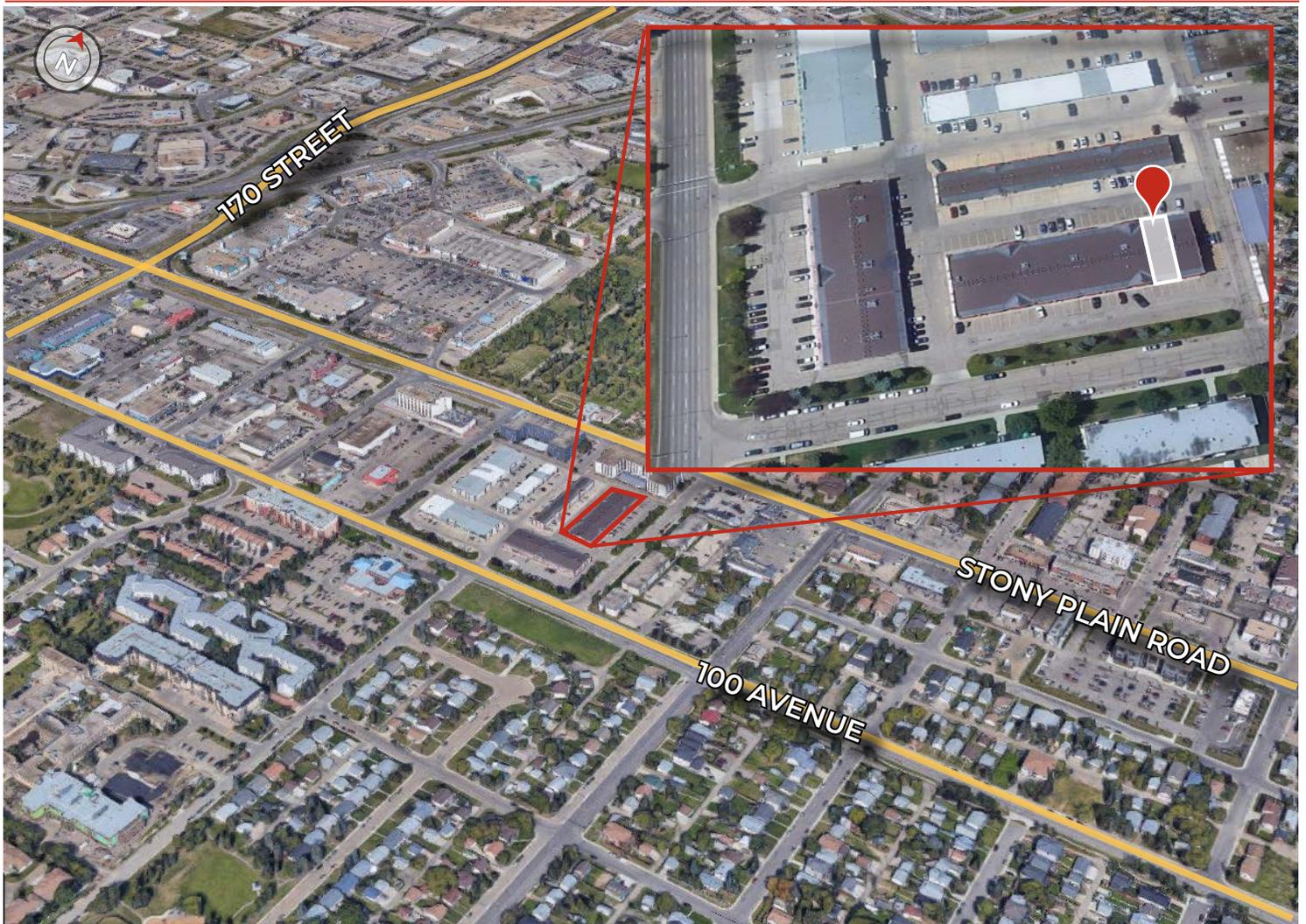


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Quality Based on **Results**, Not Promises.

## Contact Us For More Information



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