



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR SALE

BUSINESS CONDO

10034 - 164 Street, Edmonton, AB



PROPERTY FEATURES

- Well developed and move in ready office condo with modern finishes throughout
- Space includes all built in work desks, shelving, cupboards, fridge and microwave
- Space comes with built in alarm system
- Efficient layout including large reception and work area up front, internal office/filing area, large office for 2 - 3 people at the back, washroom, kitchen, two storage areas, and large mezzanine office
- Separate back entrance provides convenient access to the back office and ability to lease to a 2nd user
- Building underwent renovations in 2014 including a new raised roof with air flow, exterior insulation, and acrylic stucco
- Excellent West End location only 10 minutes from Downtown, 5 minutes to Anthony Henday Drive, and convenient access to all amenities
- Air conditioned
- Ample parking on a first come first serve basis both at the front and back of the unit
- Low operating expenses

Scott Vreeland
Senior Associate
780 702 9477
scott.vreeland@cwedm.com

Shane Asbell
Partner
780 917 8346
shane.asbell@cwedm.com

Nicholas Hrebien
Associate
780 917 8345
nicholas.hrebien@cwedm.com

Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.
Oct. 25, 2017

1,509 SQ. FT.

OFFICE CONDO FOR SALE

AERIAL



SALE DETAILS

MUNICIPAL ADDRESS:	10034 - 164 Street
AVAILABLE PREMISES:	1,000 sq. ft. - Main Floor 509 sq. ft. - Mezzanine 1,509 sq. ft. - Total
ASKING PRICE:	\$350,000
CONDO FEES:	\$288/month (plus utilities)
PROPERTY TAXES:	\$5,822.80 (2017)
ZONING:	DC2 (335) - Site Specific Control Provision
YEAR BUILT:	1997
PARKING:	Scramble surface parking

INTERIOR PHOTOS



Scott Vreeland
Senior Associate
780 702 9477
scott.vreeland@cwedm.com

Shane Asbell
Partner
780 917 8346
shane.asbell@cwedm.com

Nicholas Hrebien
Associate
780 917 8345
nicholas.hrebien@cwedm.com

Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com