

High Exposure Business Condo

10019 166th Street & 16504 100th Avenue
Edmonton, Alberta
www.cbre.ca

Price Reduced! | 2,000 SF Office/Retail/Industrial Use



High Exposure Business Condo

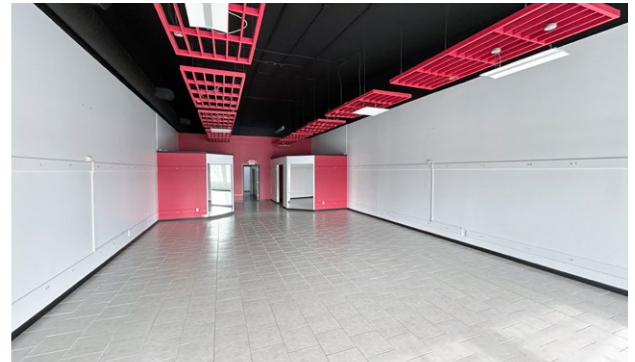
10019 166th Street & 16504 100th Avenue | Edmonton, Alberta

For Sale

The Opportunity

2,000 sq. ft. condo fit for office, retail, or industrial use. Excellent frontage along Stony Plain Road with an abundance of natural light. The condo includes highly visible Pylon signage along 100th Avenue and the ability to add a grade loading door. Minutes away from the Mayfield Common shopping centre.

Legal Address	Plan 9524710; Unit 9 Plan 8524710; Unit 10
Zoning	DC2 - Direct Control Provision
Year Built	1995
Available Area	2,000 sq. ft.
Loading	Grade loading can be added
Connectivity	Fibre
Heating	Forced air
Lighting	Various
Ceiling Height	18' clear at peak
Power	125 amp, 208 volt <i>*To be confirmed</i>
Taxes (2025)	\$13,152.14
Condo Fees (2025)	\$563.95 / month
List Price	\$628,888.00 \$658,800.00
Available	Immediately



Contact Us

Kevin Hughes

Senior Vice President
+1 780 917 4634
kevin.hughes@cbre.com

Gregg Maimann

Senior Vice President
+1 780 917 4632
gregg.maimann@cbre.com

Trevor Schmidt

Vice President
+1 780 917 4641
trevor.schmidt@cbre.com

Jordan Adams

Vice President
+1 780 917 4645
jordan.adams@cbre.com

Braylon Klemchuk

Vice President
+1 780 229 4687
braylon.klemchuk@cbre.com

Jay Olmstead

Sales Representative
+1 780 554 1191
jay.olmstead@cbre.com
**Lead Broker*

John Allan McKay

Associate
+1 780 915 5020
johnallan.mckay@cbre.com

Lucas Neumeyer

Associate
+1 780 850 2267
lucas.neumeyer@cbre.com

*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.

www.cbre.ca

CBRE