

# High Exposure Business Condo

10019 166<sup>th</sup> Street & 16504 100<sup>th</sup> Avenue  
Edmonton, Alberta  
[www.cbre.ca](http://www.cbre.ca)

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



# High Exposure Business Condo

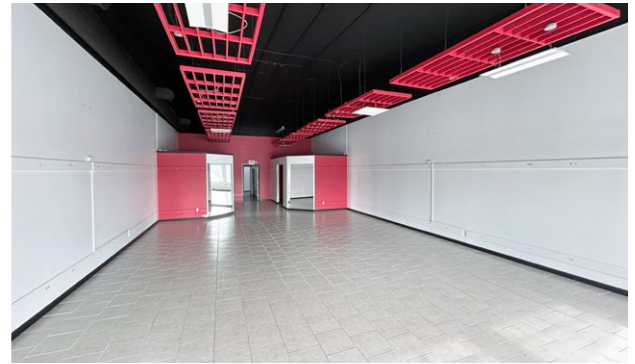
10019 166<sup>th</sup> Street & 16504 100<sup>th</sup> Avenue | Edmonton, Alberta

# 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 100<sup>th</sup> 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	<del>\$658,800.00</del> <b>\$628,888.00</b>
Available	Immediately



## Contact Us

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

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