

# \$370,000 - 10086 164 Street, Edmonton

MLS® #E4450353

**\$370,000**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Glenwood (Edmonton), Edmonton, AB

Secure a solid return with this ideal commercial condo located in the sought-after West Edmonton Commerce Park, currently under a reliable lease with 4 years remaining plus a 5-year renewal option. Both the main and upper levels feature separate entrances, offering flexible usage options—perfect for future personal use or independent leasing. As a desirable corner unit, it benefits from abundant natural light and generous windows that create a bright, productive environment. Multiple dedicated parking spaces provide added convenience for both clients and staff. Whether you're growing a business or building a long-term portfolio, this versatile property checks all the boxes.

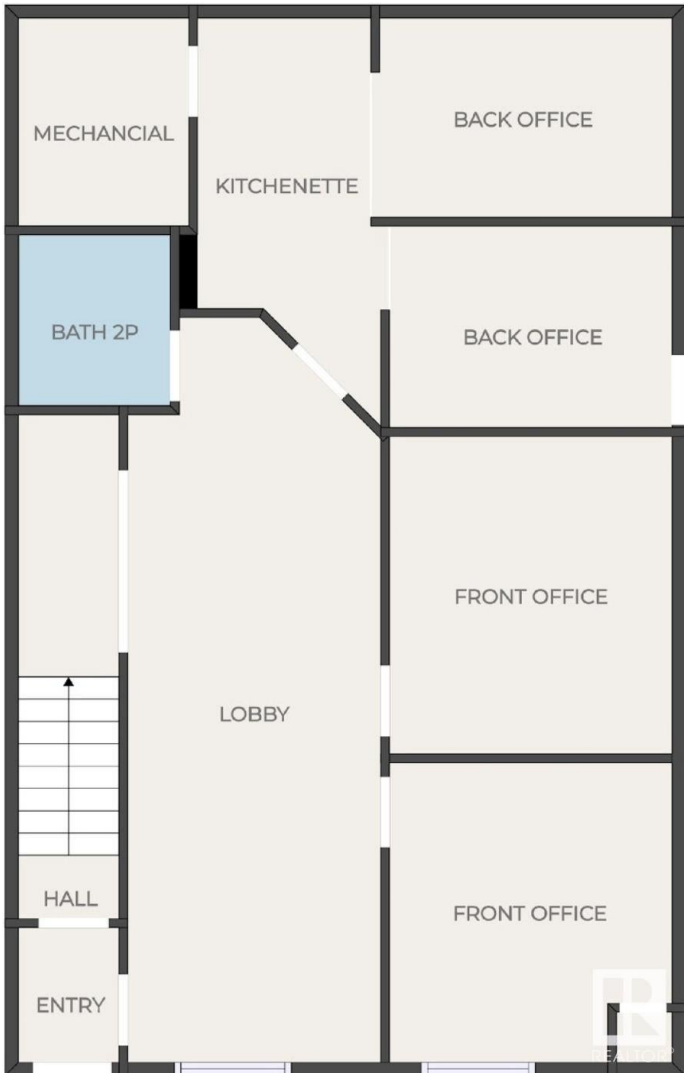
Built in 2000

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4450353  |
| Price      | \$370,000 |
| Bathrooms  | 0.00      |
| Acres      | 0.00      |
| Year Built | 2000      |
| Type       | Retail    |
| Status     | Active    |

## Community Information

Address 10086 164 Street



|             |                     |
|-------------|---------------------|
| Area        | Edmonton            |
| Subdivision | Glenwood (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5P 4Y3             |

### **Exterior**

|              |       |
|--------------|-------|
| Exterior     | Mixed |
| Construction | Mixed |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 76              |
| Zoning         | Zone 22         |

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Listing information last updated on October 13th, 2025 at 11:02pm MDT