

## \$349,000 - 10016 164 Street, Edmonton

MLS® #E4461471

**\$349,000**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

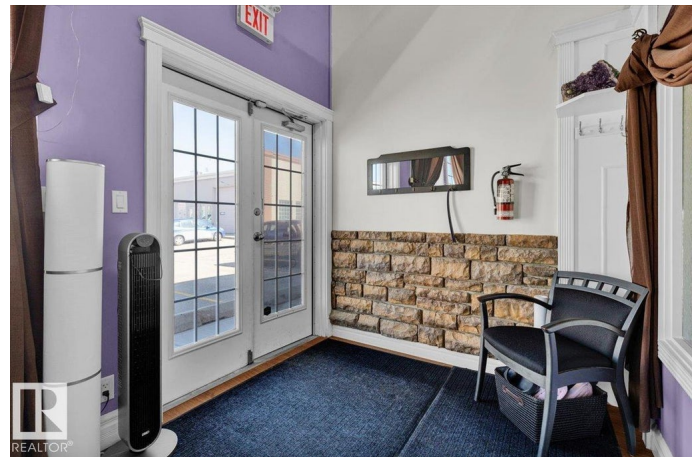
Glenwood (Edmonton), Edmonton, AB

Unlock the potential of this versatile commercial condo bay in the desirable West Edmonton Commerce Park. With 1009 sq/ft on the main floor plus a 761 sq/ft mezzanine, this property offers a total of 1770 sq/ft of flexible space ideal for a wide range of business uses. Perfect for an owner-operator or an investor looking to lease out, the unit is in excellent condition and has been tastefully renovated. Currently operating as a successful beauty and health clinic, it provides endless opportunities to adapt to your vision—whether professional services, retail, or specialized use. The bright, open layout is enhanced by quality finishes, generous windows, and a professional appearance that will impress both clients and staff. Convenient parking ensures accessibility, while the established location places you close to major routes and amenities, making it easy to access for yourself and clients! This is a rare chance to secure a well-maintained, income-ready property that checks all the boxes!

Built in 2002

### Essential Information

MLS® #	E4461471
Price	\$349,000
Bathrooms	0.00



Acres	0.00
Year Built	2002
Type	Retail
Status	Active

### Community Information

Address	10016 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	October 9th, 2025
Days on Market	4
Zoning	Zone 22

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Listing information last updated on October 13th, 2025 at 8:02pm MDT