

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

MLS® #E4461471

**\$349,000**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

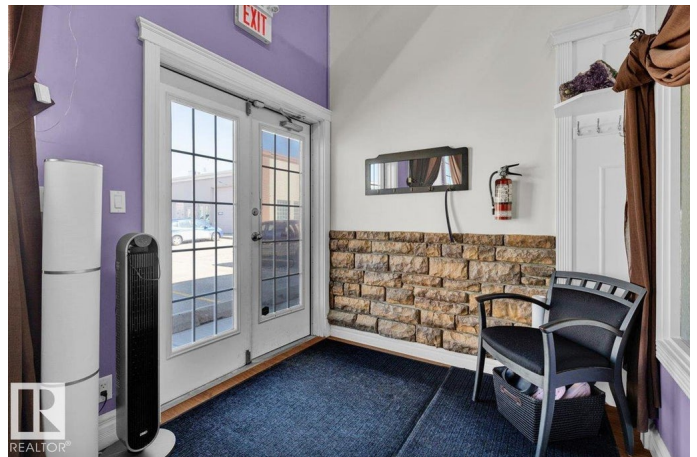
Glenwood (Edmonton), Edmonton, AB

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 | 5                 |
| Zoning         | Zone 22           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

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