

Courtesy Of Jamie L Bhatti Of Royal LePage Arteam Realty

# \$495,000 - 2 10169 104 Street, Edmonton

MLS® #E4406290

**\$495,000**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Take advantage of this rare opportunity to own a small street level commercial condominium. This 988 SF unit has a long term tenant in place on a NNN lease. 104 Street is one of downtown's most active pedestrian streets, boasting a large residential population with a plethora of trendy retailers and restaurants located within the immediate area. Currently built out with two washrooms and food services facilities. The price also includes one assigned surface stall.

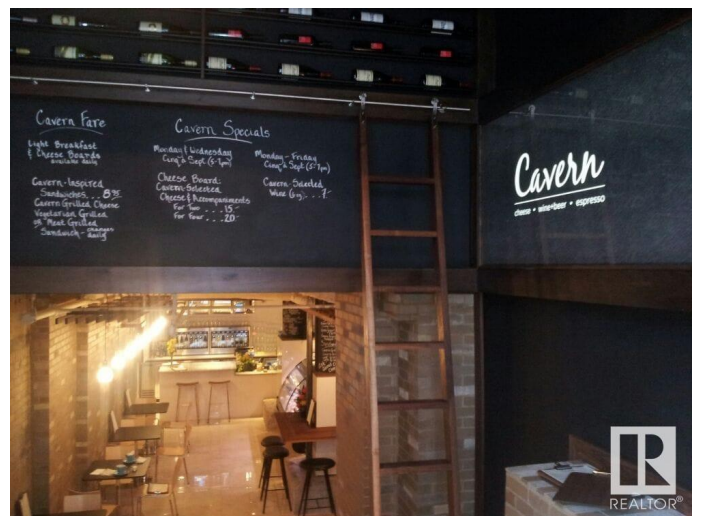
Built in 1930

## Essential Information

MLS® #	E4406290
Price	\$495,000
Bathrooms	0.00
Acres	0.00
Year Built	1930
Type	Retail
Status	Active

## Community Information

Address	2 10169 104 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA



Province	AB
Postal Code	T5J 1A5

### **Exterior**

Exterior	Concrete
Construction	Concrete

### **Additional Information**

Date Listed	September 13th, 2024
Days on Market	206
Zoning	Zone 12

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 April 7th, 2025 at 10:47am MDT