



## Edmonton Alberta

\$349,000

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! (id:6769)

Listing Presented By:



Originally Listed by:  
Century 21 All Stars Realty Ltd

<http://www.seangerke.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.