



## Edmonton Alberta

\$370,000

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. Other Property Types: Office, Retail, Subject Space Width: 300, Ownership Interest: Private, Condo Fee Includes: Landscape & Snow Removal, Professional Management, Parking, Reserve Fund Contribution, Utilities, Common Areas, Title to Land: Fee Simple, RPR Survey Available: No, Seller Rights: No, Appointment Name: Boyeon, Appointment Phone: 780-909-4806, Paragon Listing ID: E4450353 (id:6769)

Listing Presented By:



Originally Listed by:  
Initia Real Estate

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