



10265 107 STREET 105 Edmonton AB

\$325,000

Discover the perfect space for your business in the heart of Downtown Ice District! This exceptional 1,233 sq ft property including a versatile loft, combines residential comfort with commercial opportunities. Ideal for home-based businesses and indoor sales and services, this unique property is tailor-made for art studios, tattoo parlors, or photography studio. The versatile layout & bright open-concept design, Inc 14ft ceilings, birch hardwood, tiled flooring, exposed brick feature wall, all make the space feels expansive yet inviting, easy to create the ideal setting for both work and relaxation. A convenient private second back door allows for easy move-ins. Modern Kitchen Is fully equipped with stainless steel appliances and ample cabinets, providing all the essentials for staff or entertaining clients. Prime Location just steps away from Rogers Place, Norquest, and MacEwan University, this property offers excellent exposure allowing you to tailor the environment to suit your business needs.

Listing Presented By:



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MaxWell Polaris

info@geraldsellshouses.com
<http://www.geralsellshouses.com>

RE/MAX ELITE

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304 Windermere Road, Edmonton,
AB, T6W 2Z8

Phone: 780-406-4000
Fax:
jmattie@telusplanet.net