



## 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! Other Property Types: Business with Property, Office, Retail Subject Space Width: 240 Ownership Interest: Private Title to Land: Fee Simple RPR Survey Available: No Seller Rights: No Appointment Name: Sean Appointment Phone: 780-242-0707 Paragon Listing ID: E4461471 (id:6769)

Listing Presented By:



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

**RE/MAX Elite**

### RE/MAX ELITE

8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:

[broker@eliterealestate.ca](mailto:broker@eliterealestate.ca)

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