



## Edmonton Alberta

\$225,000

Fully renovated second-floor commercial condo in Strathcona Industrial Park, ideal for professionals, small businesses, and startups ready to upgrade from a home office. This bright and functional space offers 904 SF (condo plan) or 846.95 SF (RMS) and features a reception area, two private offices, a versatile scrum room (or third office), kitchenette with sink, and two private washrooms. Recent upgrades include new flooring, fresh paint, and energy-efficient LED lighting. Zoned IB, allowing for a wide variety of business uses. Located just off 97th Street with easy access to Whitemud Drive and public transit. Ample parking available for staff and clients. Monthly fee of \$980 covers condo fees, utilities, water, heat, washroom supplies, garbage bags, and cleaning. Well-managed building with a new roof (2013), updated steel cladding (2011), and a strong reserve fund supported by developer contributions. Ideal for client-facing operations or anyone seeking a turnkey space in a central location. (id:6769)

Listing Presented By:



Originally Listed by:  
Century 21 Bravo Realty

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**RE/MAX ELITE**

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Phone: 780-406-4000

Fax:

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