



Edmonton Alberta

\$690,000

A rare opportunity to own commercial space in one of downtown Edmonton's most desirable addresses. This versatile, professionally finished unit is well-suited to a wide range of business uses, whether you are an established company looking to relocate or expand, a professional ready to open your own space, or an investor seeking a well-positioned commercial asset. Highlights: Lightly used, like-new commercial space with flexible layout potential. Plumbing runs through the subfloor, eliminating concerns about leaks affecting the unit below. Existing washroom infrastructure already in place. Large windows with abundant natural light and elevated ceilings for an open, professional feel. Own your space instead of leasing -- build equity while you grow your business. Location: Located in Icon II, a landmark 30-storey high-rise completed in 2010 with 147 residential units above, situated on the 104th Street Promenade in the heart of downtown Edmonton. Steps from the LRT, Rogers Place, MacEwan University, and the downtown Farmers Market -- offering exceptional walk-up traffic and visibility. Ideal for: Professional office, retail or service-based business, satellite location, or investor seeking a well-located commercial condo with strong foot traffic and long-term value. Contact me today to book a private showing of this exceptional opportunity. (id:6769)

Listing Presented By:



Originally Listed by:
MaxWell Polaris

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

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