

## \$495,000 - 2 10169 104 Street, Edmonton

MLS® #E4463203

**\$495,000**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Take advantage of this rare opportunity to own a small street level commercial condominium. This 988 SF unit has a long term tenant in place on a NNN lease. 104 Street is one of downtown's most active pedestrian streets, boasting a large residential population with a plethora of trendy retailers and restaurants located within the immediate area. Currently built out with two washrooms and food services facilities. The price also includes one assigned surface stall.

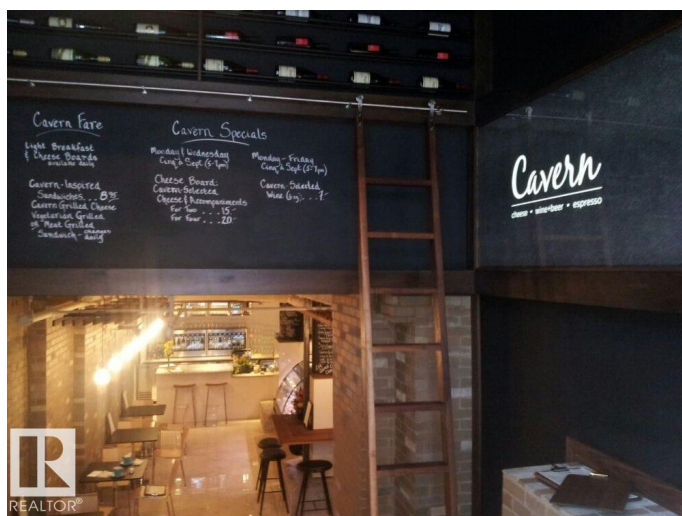
Built in 1930

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4463203  |
| Price      | \$495,000 |
| Bathrooms  | 0.00      |
| Acres      | 0.00      |
| Year Built | 1930      |
| Type       | Retail    |
| Status     | Active    |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2 10169 104 Street  |
| Area        | Edmonton            |
| Subdivision | Downtown (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |



|             |         |
|-------------|---------|
| Province    | AB      |
| Postal Code | T5J 1A5 |

### Exterior

|              |          |
|--------------|----------|
| Exterior     | Concrete |
| Construction | Concrete |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 23rd, 2025 |
| Days on Market | 7                  |
| Zoning         | Zone 12            |

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Listing information last updated on October 30th, 2025 at 7:02am MDT