



1,068 SF Available

Property Highlights

- Only one bay available
- Excellent exposure, access and at the door parking
- Other tenants in the centre include Sleep Country, Earl's Restaurant, Ricky's Allday Grill, liquor store, dentist, Fairstone Financial, Telus, Red Swan Pizza, and Halawa Bakery
- Other tenants and traffic generators in the area include Safeway, Shoppers Drug Mart, Marshalls, Michaels, Chapters, Toys R Us, Home Depot, Save On Foods, Winners, Value Village, CIBC, Scotiabank, Italian Centre Shop, and West Edmonton Mall.



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Property Details

Municipal Address: 9951 170 Street, Edmonton, AB

Zoning: DC2 - allows for a wide range of businesses

Availability: 1,068 SF

Operating Costs: \$16.30 per SF (estimated for 2021)

Basic Rent: Market


Aerial




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Demographics



POPULATION		
1km	3km	5km
6,005	65,472	128,810



AVERAGE INCOME		
1km	3km	5km
\$74,215	\$87,417	\$116,906



VEHICLES PER DAY	
55,100 on 170 Street & 17,900 on 100 Avenue	

Property Photos & Availabilities

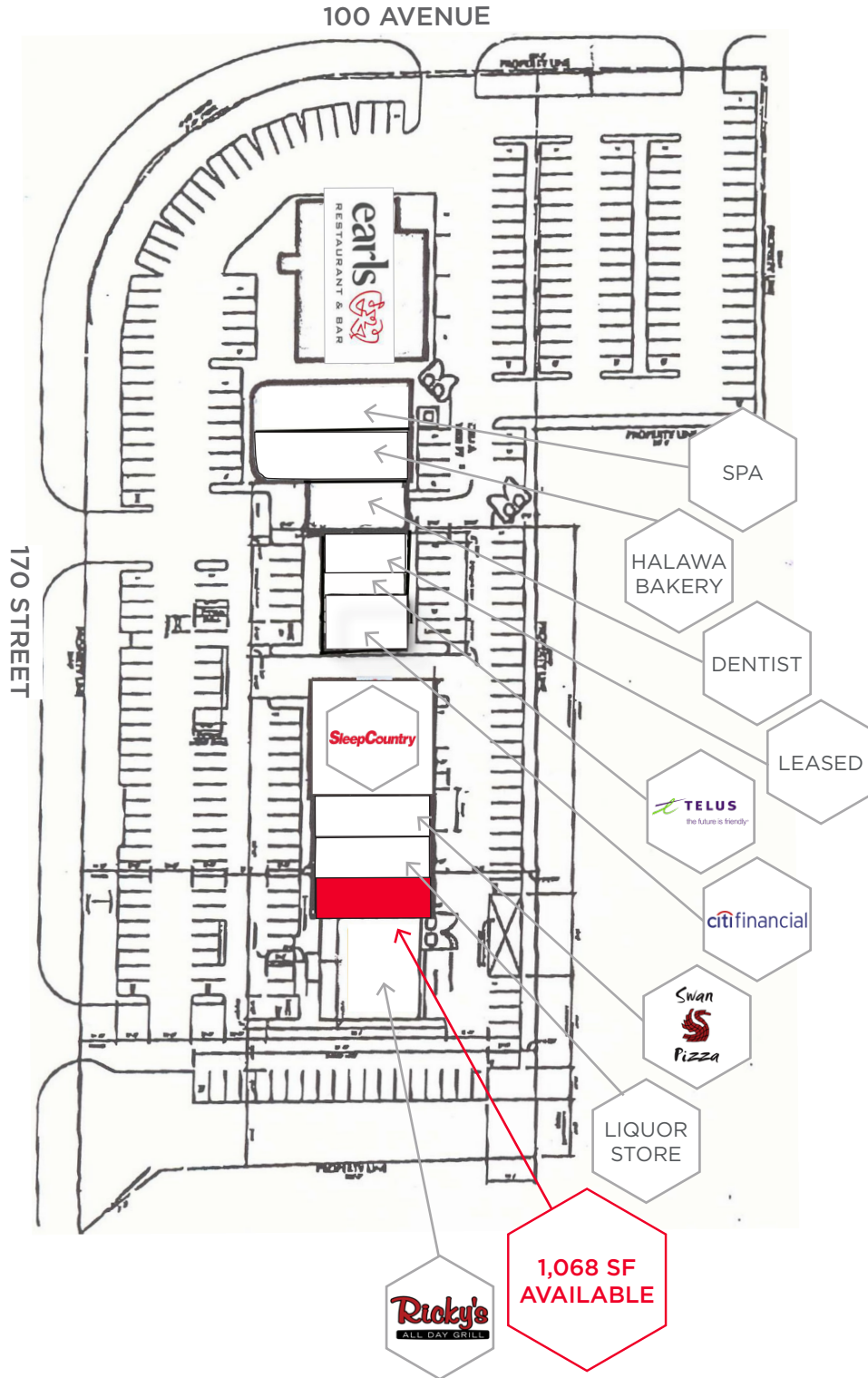


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Site Plan



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