

**FOR LEASE**

# PLAZA 170

10007/21/23/41 170 Street,  
Edmonton, AB

1,046 - 6,425 SF AVAILABLE

**HIGH  
TRAFFIC  
RETAIL  
CORRIDOR**

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# THE OPPORTUNITY

- 6,425 SF free-standing building
- 1,046 SF End Cap Unit
- 1,818 & 3,205 SF In-line units (contiguous space 5,023 SF).
- Conveniently located on the high traffic intersection of 170 Street and 100 Avenue, with a traffic count of over 30,550 vehicles per day along 170 Street.
- Plaza 170 is a prime opportunity to lease space in West Edmonton's major retail nodes.
- Join Global Pet Food, Osmow's Sharwama, Domino's Pizza, Bad Ass Jacks and many others!
- The property is exposed to 80,000 vehicles per day by being located on this high traffic corridor.
- CG General Business Zoning allows for a wide variety of uses.
- Possession available immediately.
- Site features ample on site parking.
- High exposure pylon signage available.
- Plaza 170 is located in close proximity to a large number of retailers and in close proximity to Mayfield Common.



# PROPERTY DETAILS

**Municipal Address:** 10007/21/23/41 170 Street NW, Edmonton, AB

**Unit Sizes:**  
 6,425 SF  
 1,818 SF  
 3,205 SF (Demisable)  
 1,046 SF

**Legal:** Plan 8175ET, Block 39, Lot 17

**Zoning:** CG - General Commercial

**Access:** 6 Access Points

**Basic Rent:** Negotiable

**Operating Cost:** \$19.97 per SF (2024)

**Parking:** 72 unreserved surface stalls

**Signage:** Fascia

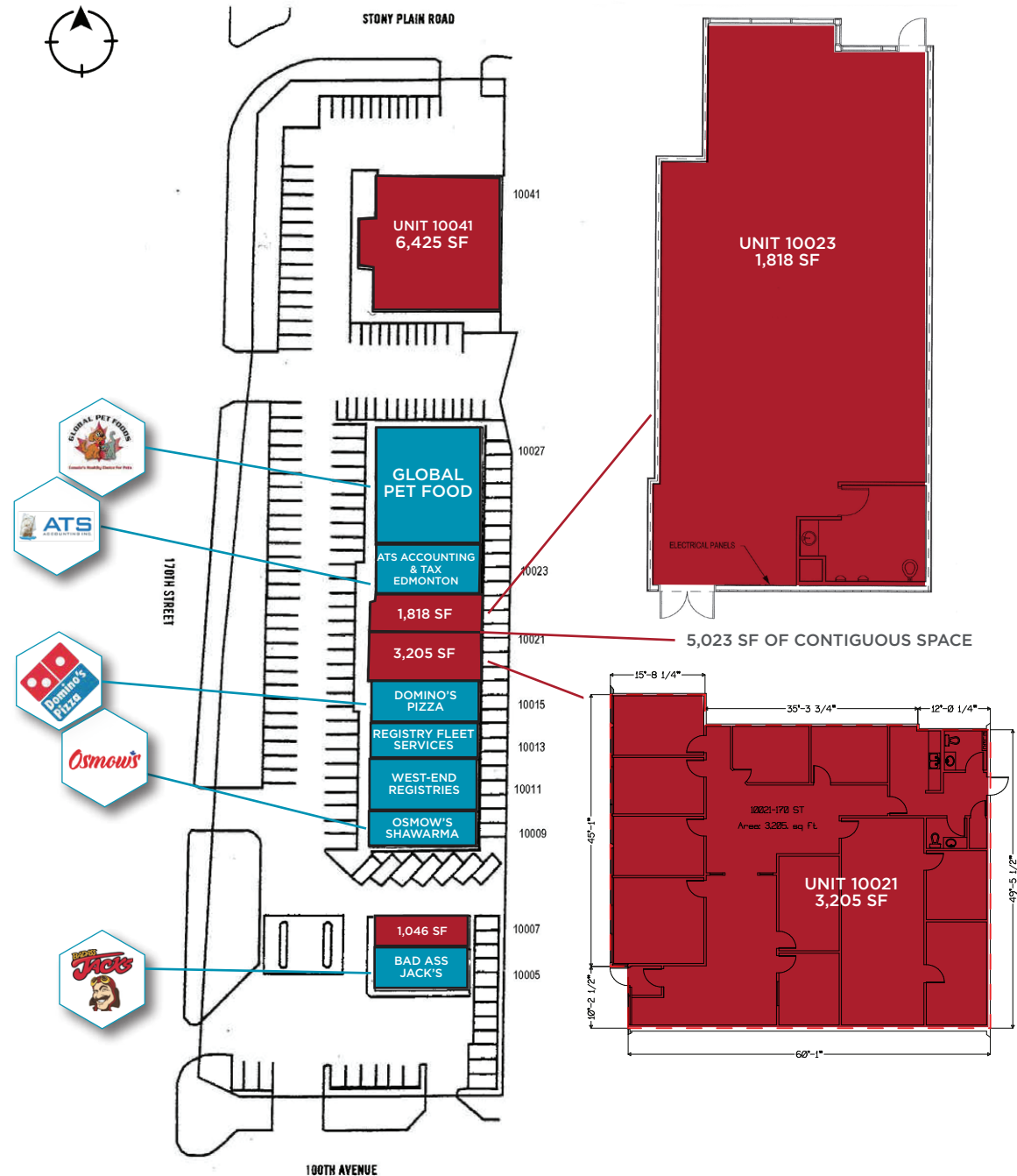
**Pylon:** 2 Pylon Signs

**Availability:** Immediately

**Parking:** Ample surface parking stalls

**Other:** Across from Mayfield Common  
 Strong local & national tenant mix

# SITE PLAN



6,425 SF

UNIT 10041

PHOTOS



# UNIT 10021/23 PHOTO

1,818 & 3,205 SF (5,023 SF OF CONTIGUOUS SPACE)

**ATS**  
**ACCOUNTING & TAX**

CUSHMAN & WAKEFIELD  
Falmouth  
**FOR LEASE**

780 420 1177

10021-170 Street

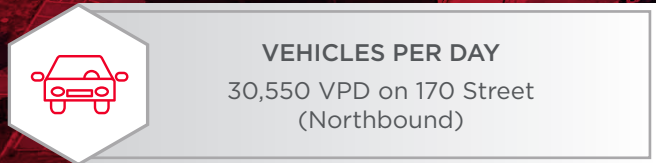
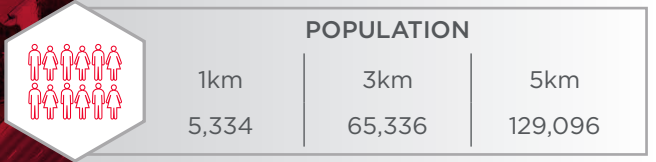


# PROPERTY PHOTOS

UNIT 10007: 1,042 SF (AVAILABLE)



# DEMOGRAPHICS





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