

FOR LEASE

PLAZA 170

10007/23 170 Street,
Edmonton, AB

1,046 & 1,818 SF AVAILABLE

**HIGH
TRAFFIC
RETAIL
CORRIDOR**

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THE OPPORTUNITY

- 6,500 SF: LEASED
- 1,046 SF End Cap Unit: Available
- 1,818 SF Inline unit: PENDING
- 3,205 SF: LEASED
- 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: 10007/21/23 170 Street NW, Edmonton, AB

Unit Sizes: 6,500 SF (LEASED)
1,818 SF (PENDING)
3,205 SF (LEASED)
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

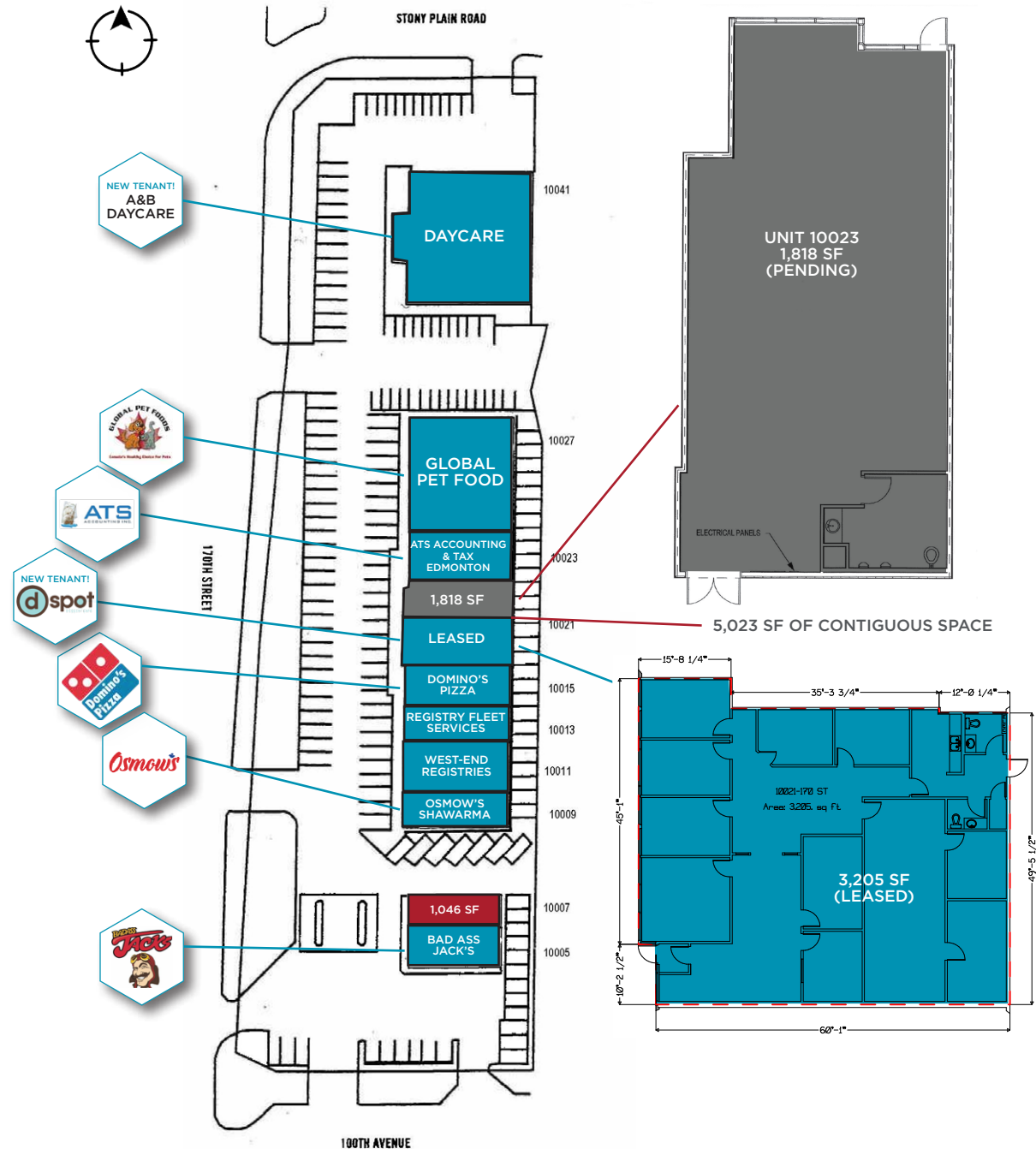
Pylon: 2 Pylon Signs

Availability: Immediately

Parking: Ample surface parking stalls

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

SITE PLAN



UNIT 10023 PHOTO (PENDING)

1,818 SF

ATS
ACCOUNTING & TAX

FOR LEASE
780 420 1177

10021-170 Street



PROPERTY PHOTOS

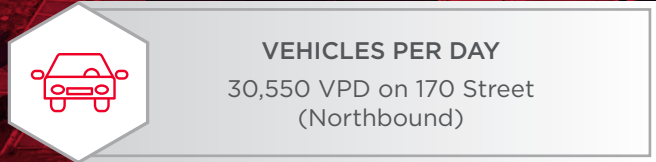
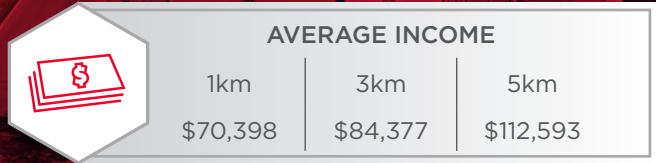
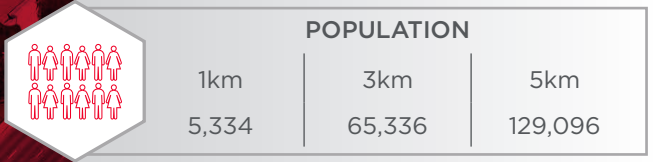
UNIT 10007: 1,042 SF (AVAILABLE)



LEASED!



DEMOGRAPHICS





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