



3,079 SF AVAILABLE

PLAZA 170

10027 - 170 Street, Edmonton, AB

HIGH TRAFFIC RETAIL CORRIDOR

John Shamey Partner 780 702 8079 john.shamey@cwedm.com devan.ramage@cwedm.com

Devan Ramage Associate 780 702 9479

Jennifer Baker Team Coordinator 780 720 7629 jennifer.baker@cwedm.com

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THE OPPORTUNITY

- 3,079 SF End cap unit: Available
- 1,046 SF End Cap Unit: 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 Kukuruku Chicken, D-Spot, A&B Daycare, Osmow's Sharwarma, 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.

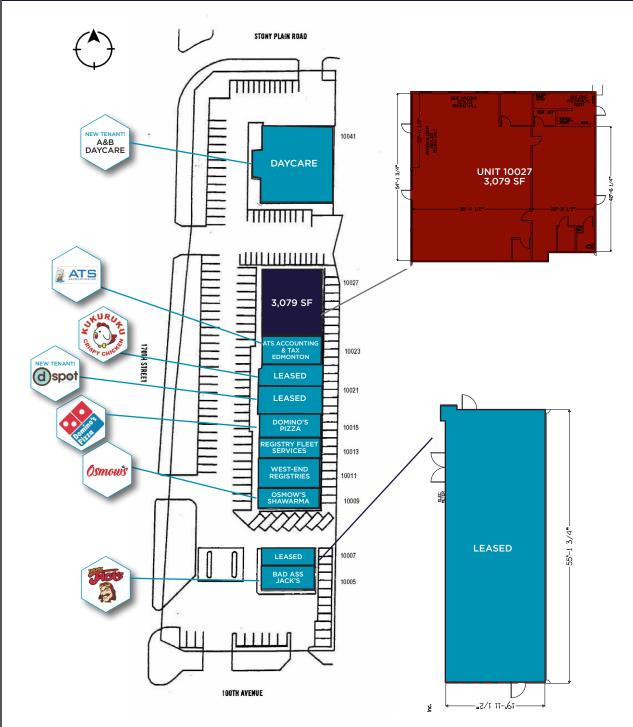
- CG General Business Zoning allows for a wide variety of uses.
- Possession available immediately.
- Site features ample on site parking.
- High exposure pylon signage available.
- Plaza 170 is located in close proximity to a large number of retailers and in close proximity to Mayfield Common.



PROPERTY DETAILS

Municipal Address:	10007/27 170 Street NW, Edmonton, AB
Unit Sizes:	3,079 SF 1,046 SF
Legal:	Plan 8175ET, Block 39, Lot 17
Zoning:	CG - General Commercial
Access:	6 Access Points
Basic Rent:	Negotiable
Operating Cost:	\$20.66 per SF (plus administration fee) 2025
Parking:	72 unreserved surface stalls
Signage:	Fascia
Pylon:	2 Pylon Signs
Availability:	Immediately
Parking:	Ample surface parking stalls
Other:	Across from Mayfield Commor Strong local & national tenant mix

SITE PLAN



UNIT 10027 INTERIOR PHOTOS













DEMOGRAPHICS





John Shamey

Partner 780 702 8079 john.shamey@cwedm.com Devan Ramage

Associate 780 702 9479 devan.ramage@cwedm.com jen

Jennifer Baker Team Coordinator 780 720 7629 jennifer.baker@cwedm.com

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