

**FOR LEASE**

# PLAZA 170

**3,079 SF AVAILABLE**

10027 - 170 Street, Edmonton, AB

**HIGH TRAFFIC  
RETAIL CORRIDOR**



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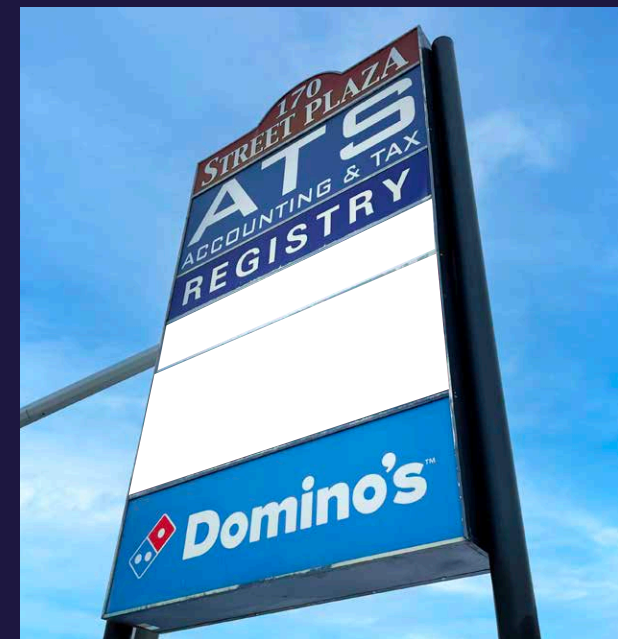


# THE OPPORTUNITY

- 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 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.

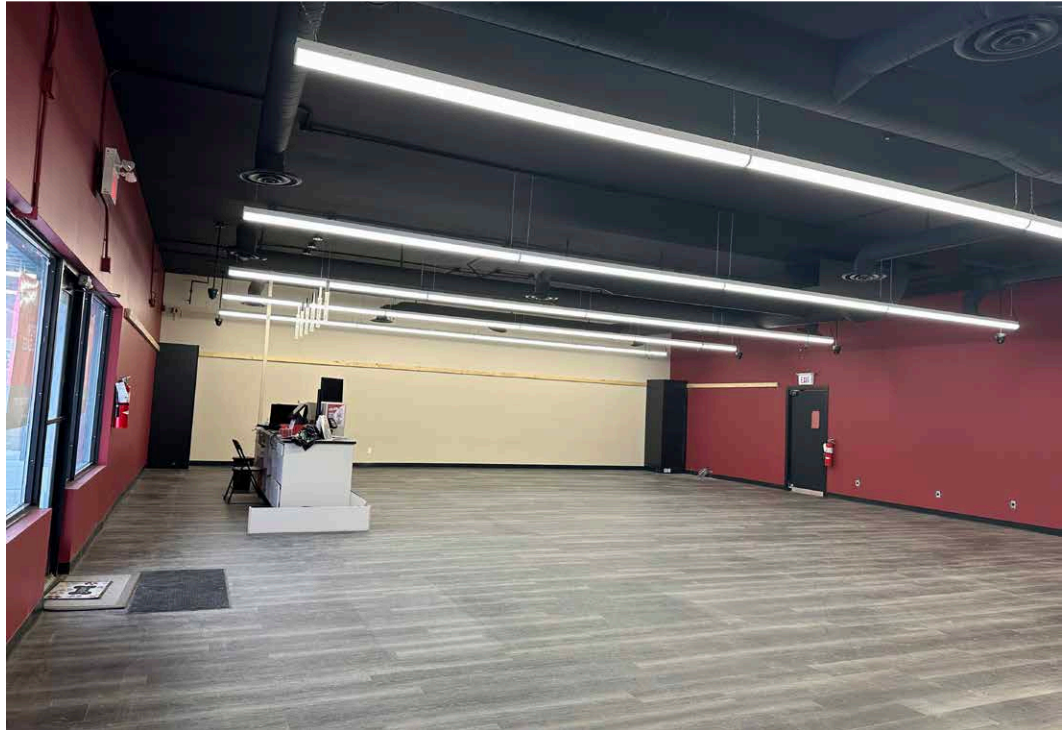
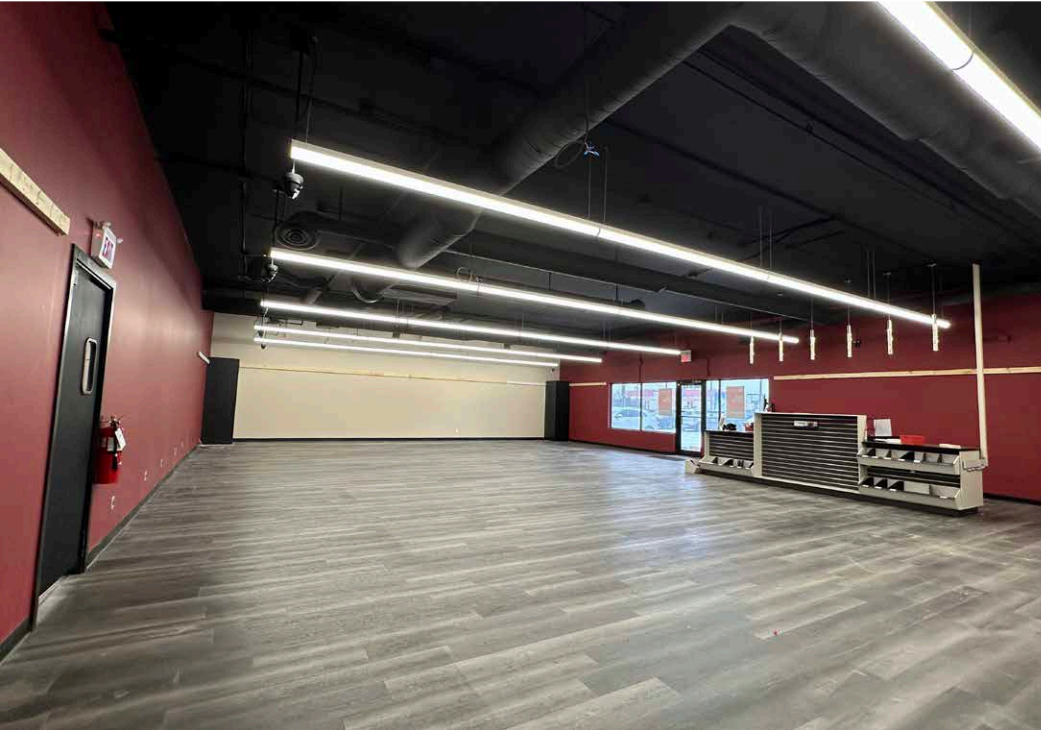






# UNIT 10027 INTERIOR PHOTOS

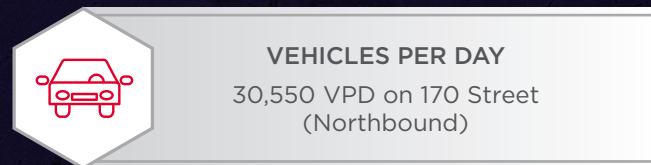
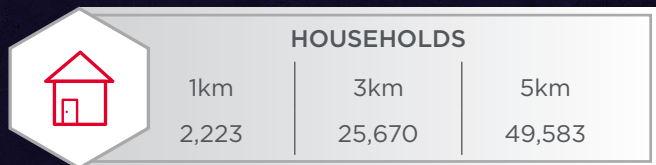
3,079 SF







# DEMOGRAPHICS





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