

UNIQUE RETAIL OPPORTUNITY!

FOR LEASE

Contact Devan Ramage
**WOLF
WILLOW
RETAIL**

6827 170 Street NW,
EDMONTON, AB

1,991 SF Available Immediately
780-420-1177



Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
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PROPERTY HIGHLIGHTS


- Located near the neighborhood of Wolf Willow with exposure and direct access to 170 Street.
- 170 Street sees over 35,000 vehicles per day!
- Average household income within a 1km radius is over \$142,487.
- Area retailers include Sorrentino's, Cloud Cakes, Urban Retreat, Starbucks, Popowich, Charisma, Hair Fashion, Bank of Montreal, Pizza 73 along with many other unique retailers!
- Features ample on site parking.
- CB1 zoning allows for a wide variety of uses.
- High exposure signage opportunity available.
- Additional Rent: TBD

DEMOGRAPHICS

	POPULATION		
	1km	3km	5km
	12,001	70,542	166,371

	HOUSEHOLDS		
	1km	3km	5km
	5,254	26,605	62,386

	AVERAGE INCOME		
	1km	3km	5km
	\$142,487	\$126,779	\$137,867

	VEHICLES PER DAY
	35,000 on 170 Street in front of property in 2018



WHITEMUD DRIVE NW (88,200 VPD)

170 STREET NW (35,000 VPD)

WOLF WILLOW ROAD NW (14,400 VPD)

SITE

PROPERTY DETAILS

MUNICIPAL ADDRESS

6827 170 Street NW, Edmonton, AB

LEGAL DESCRIPTION

Plan 8620066, Block 1, Lot 72

ZONING

CB1 - Low Intensity Business Zone

NEIGHBOURHOOD

Oleskiw

BUILT

1986





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