

Cushman & Wakefield Edmonton

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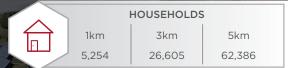
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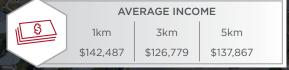
PROPERTY HIGHLIGHTS

- 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
พพพพพพ	12,001	70,542	166,371

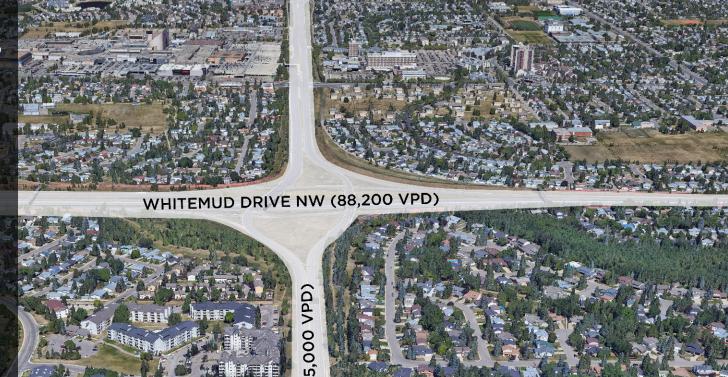






VEHICLES PER DAY

35,000 on 170 Street in front of property in 2018



STREET NW















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