

17,763 SF ON 2.45 ACRES

FOR LEASE

FORMER SATURN BUILDING

10289 - 172 Street NW, Edmonton, AB

Cushman & Wakefield Edmonton Suite 2700, TD Tower 10088 102 Avenue Edmonton, AB T5J 2Z1 cwedm.com

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PROPERTY HIGHLIGHTS

 Rare opportunity to lease high exposure car dealership

Superstore

AVFIELD ROAD

RIOCAN MAYFIELD

ValueVillage

AGW

₹JYSK

WINNERS

HOMESEN

Party

City

URBAN BARN

14

170 STREET

REE

- Building suits variety of uses
- Excellent access as property lies on corner of lit intersection
- Secondary sales building on site
- Low site coverage with ample parking

STONY PLAIN ROAD

PROPERTY DETAILS

MUNICIPAL ADDRESS 10289 - 172 Street NW, Edmonton, AB

LEGAL DESCRIPTION Plan 8422594, Block 2, Lot 1A & Plan 7722579, Block 2, Lot 2

> **ZONING** IB - Business Industrial

NEIGHBOURHOOD Stone Industrial

> **BUILT** 1984

PROPERTY TAX \$71,594.63 (2022)

PARKING AREA Ample

> LOT AREA 2.45 Acres

UTILITIES Direct by Tenant

LEASE RATE Contact Agent

OPERATING COSTS Triple Net

FLOOR PLANS	DEMOGRAPHICS
Showroom	POPULATION 000000 1km 3km 5km 1,900 49,416 121,409
	HOUSEHOLDS 1km 3km 5km 720 19,716 46,763
SERVICE	AVERAGE INCOME 1km 3km 5km \$77,122 \$82,281 \$106,699
	VEHICLES PER DAY 28,700 on Mayfield Road 29,300 on 170 Street



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