

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

Royce Johnson

Associate
780 702 2950
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PROPERTY HIGHLIGHTS

- Rare opportunity to lease high exposure car dealership
- 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



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

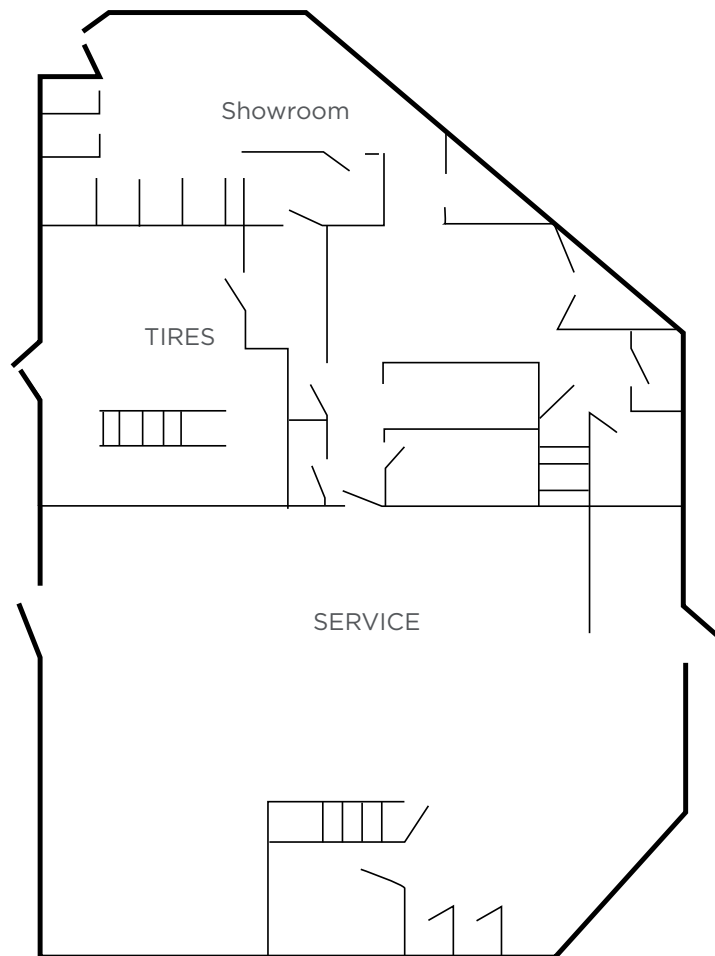
UTILITIES
Direct by Tenant

LEASE RATE
Contact Agent


OPERATING COSTS
Triple Net





FLOOR PLANS




DEMOGRAPHICS

POPULATION			
	1km	3km	5km
	1,900	49,416	121,409

HOUSEHOLDS			
	1km	3km	5km
	720	19,716	46,763

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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