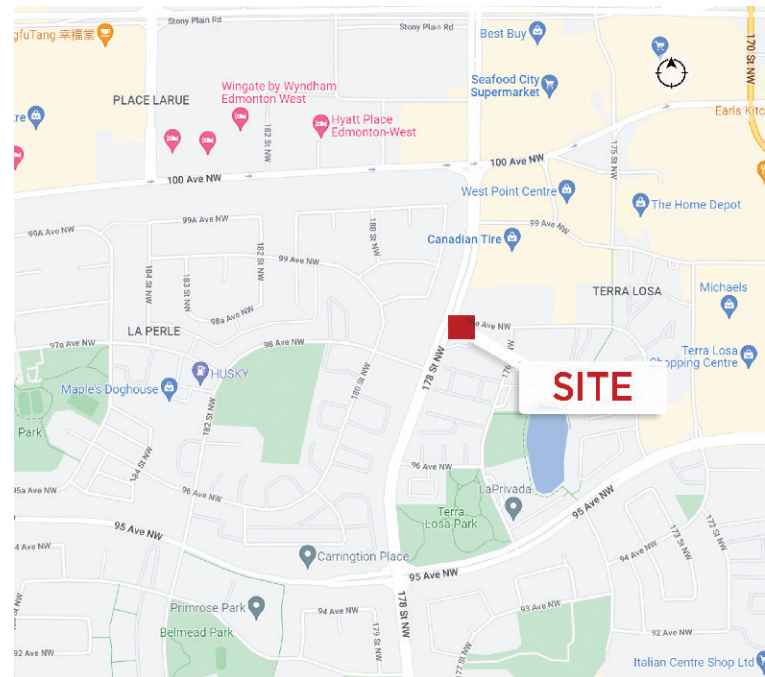




**2,615 SF**

### Property Highlights

- Located at the controlled high profile and high traffic intersection of 178th Street and 98A Avenue
- Over 59,732 people live within a 3 km radius of Terra Losa Corners with an average annual household income over \$84,665
- 30,900 vehicles per day on 178 Street
- Other tenants in the area include Canadian Tire, Mark's Work Warehouse, and Shopper's Drug Mart. Other tenants in the centre include Panago Pizza, First Choice Haircutters, Subway, Medicine Shop, Domo Gas, and Jiffy Lube
- Basic Rent: Market
- Operating Costs: \$16.40 per SF (2023)
- Zoning: DC2.133



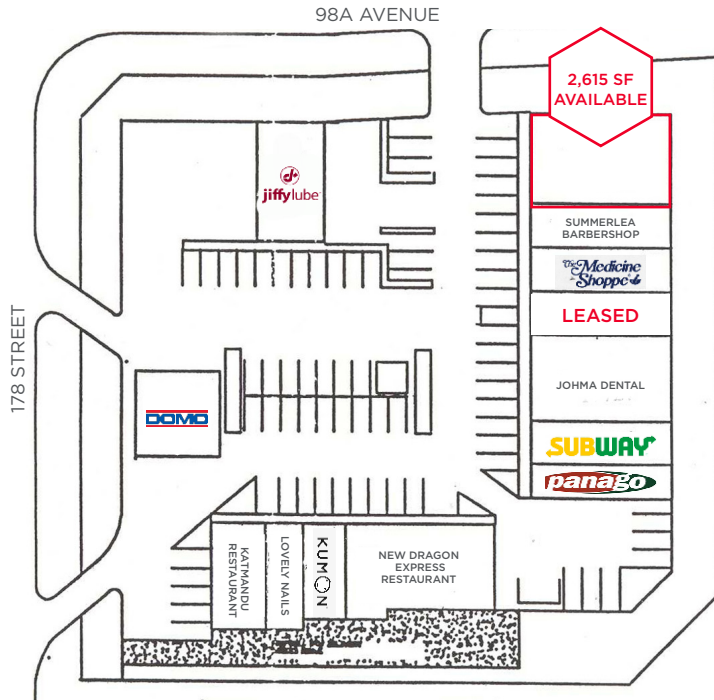
### David Cooney

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## Site Plan



## Property Photo



## Aerial



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