

FOR SALE

WEST EDMONTON FREESTANDING BUILDING

**Rare 3,000 SF
freestanding building**

10117 158 Street,
Edmonton, AB

Cushman & Wakefield Edmonton

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

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PROPERTY DETAILS

MUNICIPAL ADDRESS

10117 158 Street, Edmonton, AB

ZONING

CB2 - General Business District
CB1 - Low Intensity Business Zone

SITE SIZE

± 0.31 Acres

BUILDING SIZE

±3,000 SF

LOADING

(2) 10' x 10' Grade with electric
openers and drive-thru capability

POWER

400A, 240V 3 Phase

CEILING HEIGHT

(Clear Height) ± 9'9"

PROPERTY TAX

\$8,201 (2022)

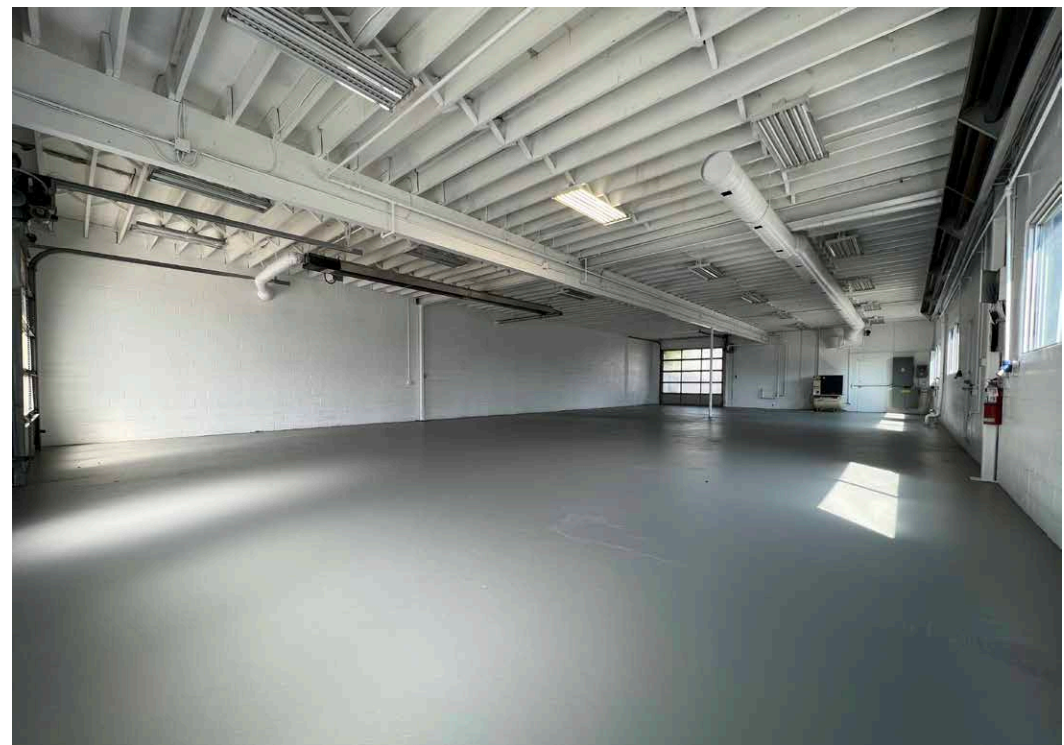
SALE PRICE REDUCED

\$898,000

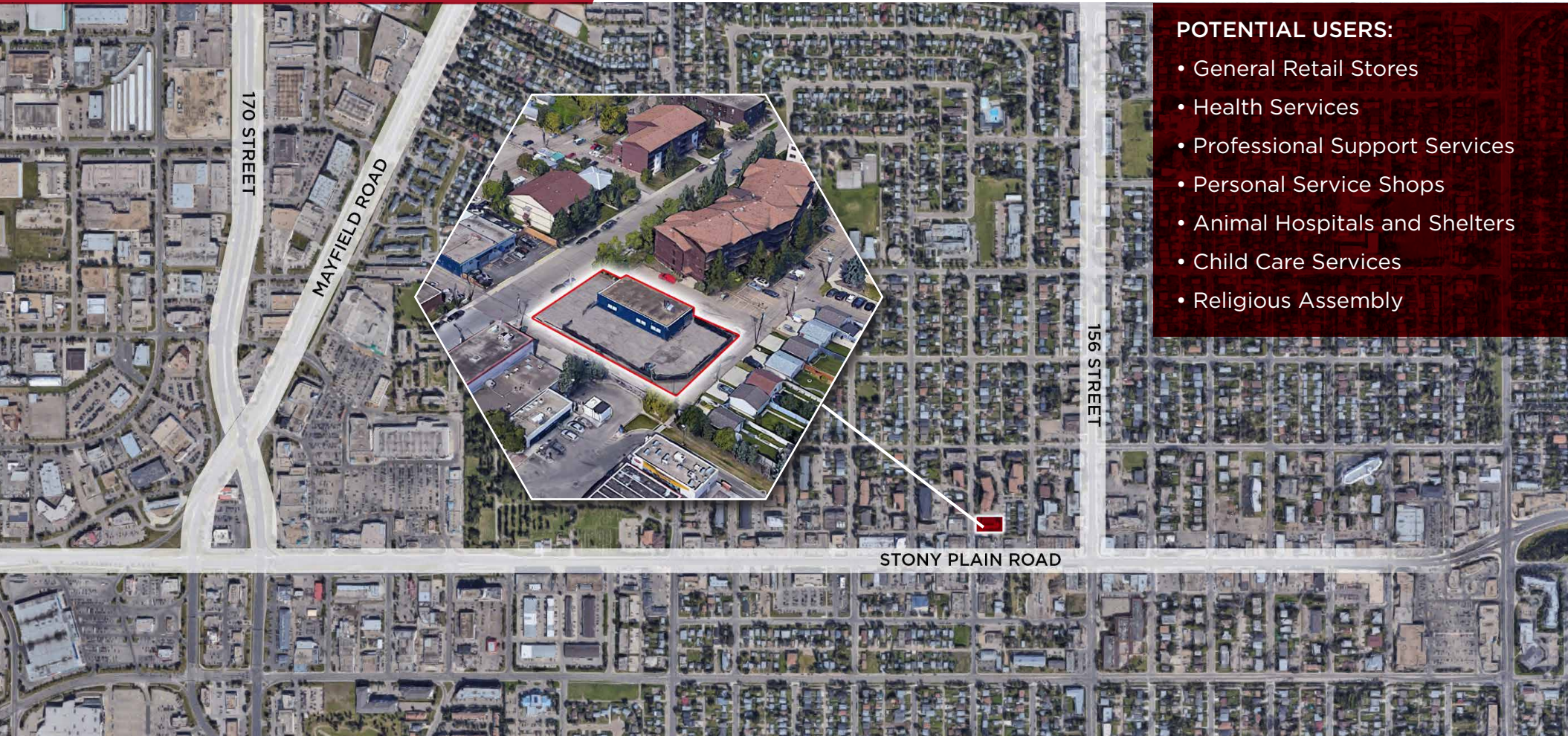
PROPERTY HIGHLIGHTS

- Drive-through loading
- Private, fenced yard (approximately 10,500 SF) with powered gate
- Clean Phase I Environmental Site Assessment (2021) and Building Condition Assessment (2021)
- New Roof (2023)

PROPERTY PHOTOS




AERIAL VIEW





POTENTIAL USERS:

- General Retail Stores
- Health Services
- Professional Support Services
- Personal Service Shops
- Animal Hospitals and Shelters
- Child Care Services
- Religious Assembly

DEMOGRAPHICS

POPULATION			
	1km	3km	5km
	12,982	62,411	145,982

AVERAGE INCOME			
	1km	3km	5km
	\$68,342	\$100,410	\$106,328

HOUSEHOLDS			
	1km	3km	5km
	5,544	25,299	61,543

VEHICLES PER DAY			
	19,400 on Stony Plain Road		
