

FOR LEASE

ALLSTAR SHOW SERVICES BUILDING

10331 176 STREET NW
EDMONTON, AB



27,897 SF AVAILABLE

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

Andy Horvath
Partner
780 917 8338
andy.horvath@cwedm.com

Burke Smith
Partner
780 917 8344
burke.smith@cwedm.com

Nicole Pozer, Unlicensed
Team Coordinator
780 702 9472
nicole.pozer@cwedm.com

THE OPPORTUNITY

- 27,897 SF building on 1.84 Acres featuring 3,540 SF of main floor showroom/office space, 18,324 SF of shop area, and 6,033 SF second floor office
- Dock and grade loading
- 24' clear ceiling height
- Up to 0.75 acres of storage yard available
- Easy access to 170 Street with close proximity to Stony Plain Road
- Constructed in 2000

176 AVENUE

103 AVENUE



PROPERTY DETAILS

MUNICIPAL ADDRESS
10331 - 176 Street NW,
Edmonton, Alberta

LEGAL
Plan 892 1730, Block 9, Lot 9

CONSTRUCTION
Concrete Block

SITE
1.84 Acres (more or less)

ZONING
BE - Industrial Business

SIZE OF BUILDING
21,864 SF - Main Floor
Showroom/Shop
6,033 SF - Second Floor Office
27,897 SF - Total Area

LOADING
1 Grade Door
2 Exterior Dock Doors
1 Interior Dock Door

CEILING HEIGHT
24' Clear

POWER
600 amp, 240 Volt

HEATING
Warehouse suspended unit heaters
and air make-up unit

AIR CONDITIONING
Office Area

LIGHTING
Fluorescent Fixtures

SPRINKLERED
Yes

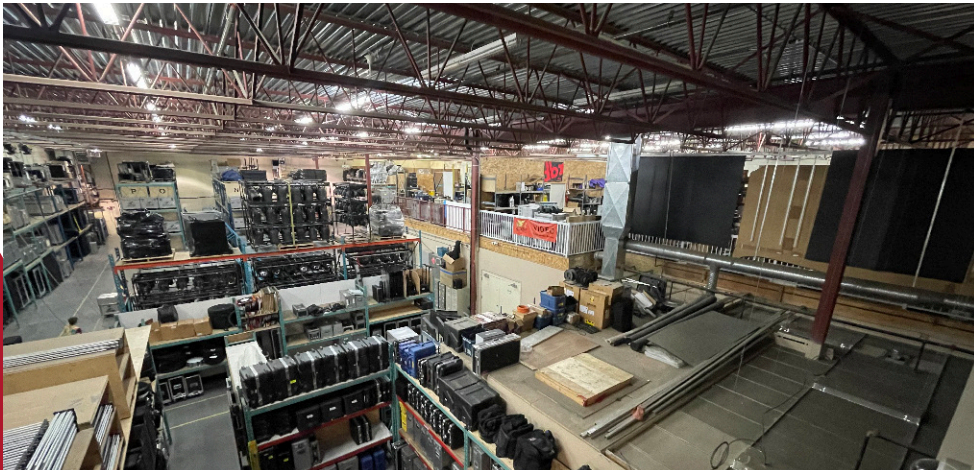
LEASE RATE
\$12.00 Per SF

OPERATING COST
Estimated at \$4.57 Per SF

TAXES
\$99,616.11 (2024)



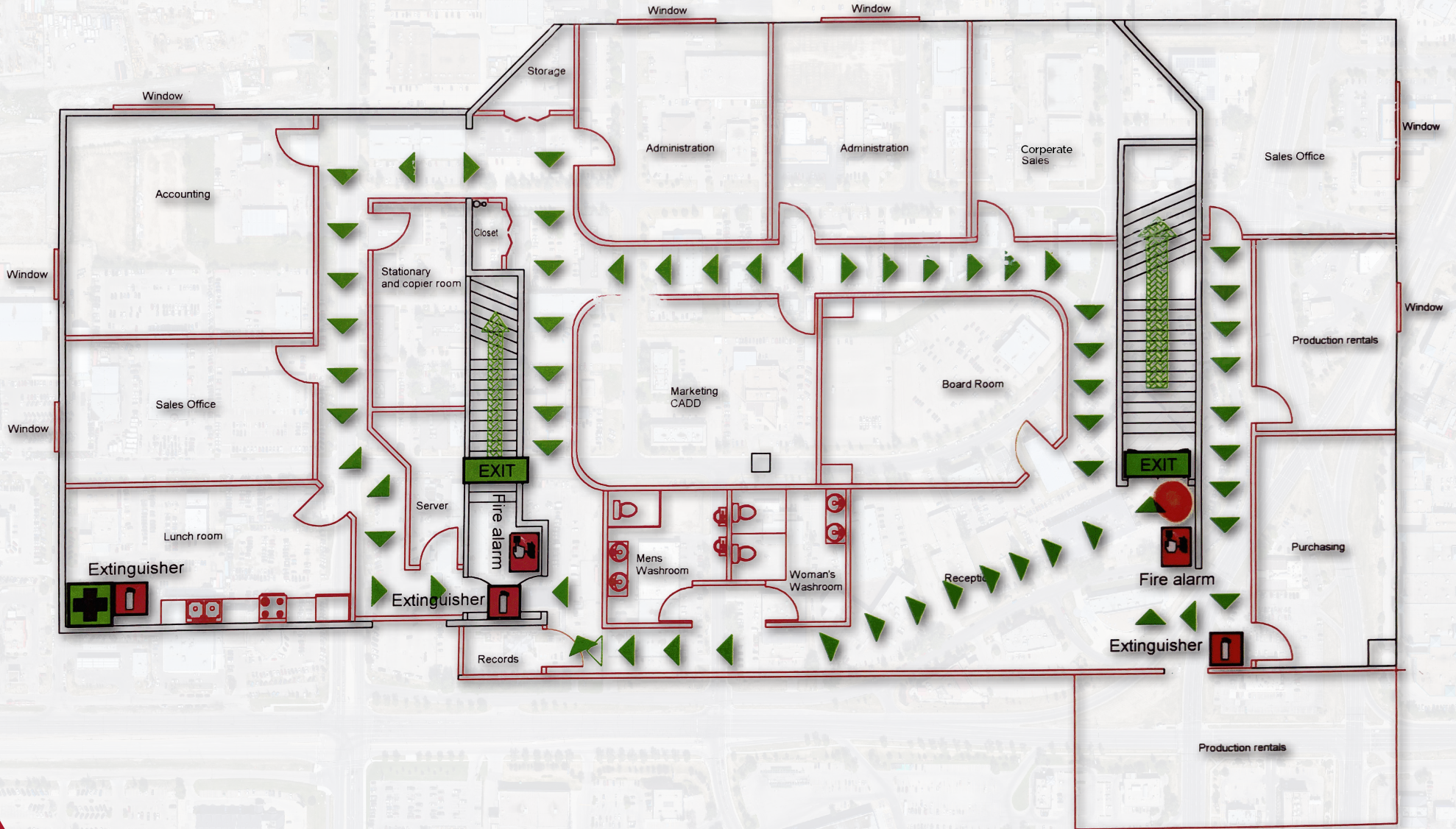
PROPERTY PHOTOS



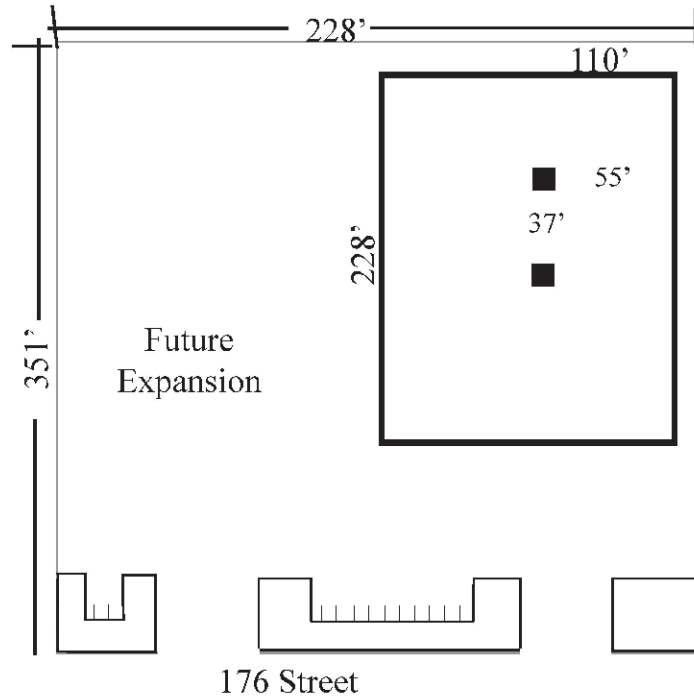
EXTERIOR PHOTOS



SECOND FLOOR OFFICE PLAN



SITE PLAN



DEMOGRAPHICS

POPULATION

3km	5km
40,402	114,127

AVERAGE INCOME

1km	3km	5km
\$142,274	\$97,763	\$123,402

HOUSEHOLDS

3km	5km
16,475	43,757

VEHICLES PER DAY

26,300 on 170 Street
17,900 on 178 Street

Andy Horvath
Partner
780 917 8338
andy.horvath@cwedm.com

Burke Smith
Partner
780 917 8344
burke.smith@cwedm.com

Nicole Pozer, Unlicensed
Team Coordinator
780 702 9472
nicole.pozer@cwedm.com

 **CUSHMAN &
WAKEFIELD**
Edmonton