

**LOCATED FRONT & CENTER
IN EDMONTON'S PROMINENT
DEALERSHIP DISTRICT.**



**FOR SALE
OR LEASE**

**LAND AND BUILDING
COLLECTIVELY OR
INDIVIDUALLY**

**HIGH EXPOSURE
DEALERSHIP BUILDING**



DRONE VIDEO

10235 & 10289 172 Street NW, Edmonton, AB

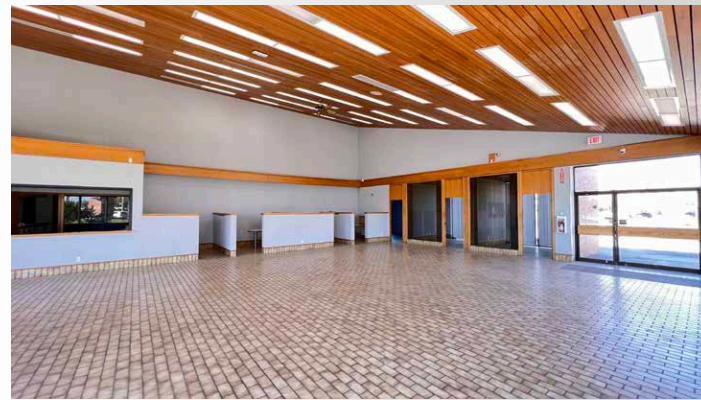
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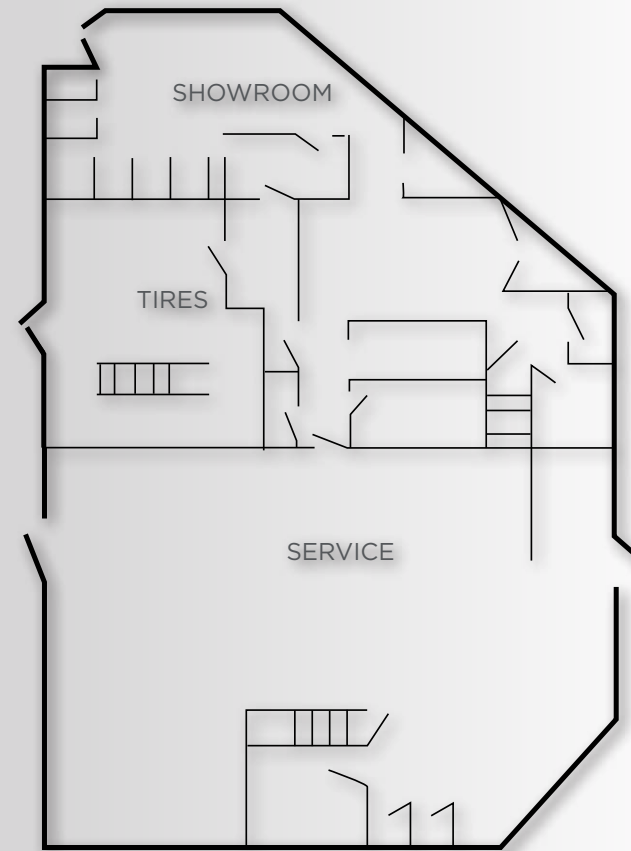
Ian Stuart
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PROPERTY HIGHLIGHTS

- Rare opportunity to purchase or lease a well built high exposure dealership building
- Building is designed to accommodate a variety of uses
- Building and land can be purchased or leased separately
- Exposure to 170th Street, access to major arterial Mayfield Road, Stony Plain Road, 100th Avenue, Yellowhead and Whitemud Freeway
- Located next to newly constructed West Edmonton Volkswagen
- Corner of lit intersection with access to 170th Street or Mayfield Road
- Two (2) prominent pylon signs on site



FLOOR PLAN



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
±24,100 Vehicles Per Day (2022)





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

BUILDING - 10289 172 STREET NW:
Lot 1A, Block 2, Plan 8422594

LAND - 10235 172 STREET NW:
Lot 2, Block 2, Plan 7722579

PROPERTY TAX
\$81,298.26
Building-10289 172 Street NW
\$51,074.50
Land-10235 172 Street
\$30,223.76

BUILDING
±17,763 SF

PARKING AREA
Ample

LOT AREA
2.45 Acres

UTILITIES
Direct by Tenant

LEASE RATE
Contact Agent

OPERATING COSTS
Triple Net

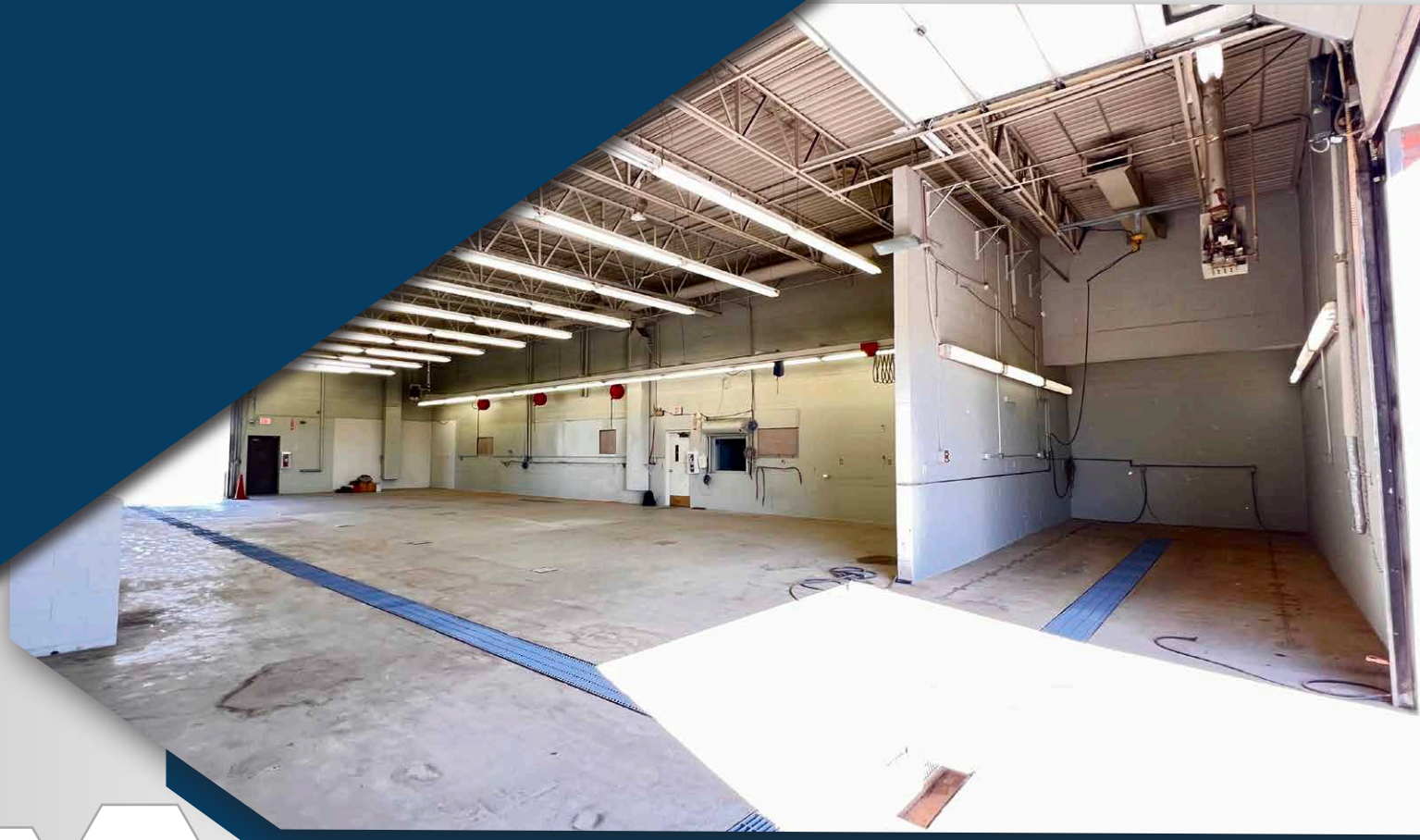
CAPITAL IMPROVEMENTS

- New Roof
- Paving
- New Trenches/Grills in shop bay
- Cleaned Sumps

SALE PRICE
Contact Agent



Cushman & Wakefield Edmonton has been retained on an exclusive basis to offer the Land and Building For Sale/ Lease collectively or individually. All inquiries are to be directed towards the exclusive agents herein.





**CUSHMAN &
WAKEFIELD**
Edmonton



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