



Edmonton

24,316 SF GLA | OFFICE | WAREHOUSE

## PROPERTY HIGHLIGHTS

#### RETAIL

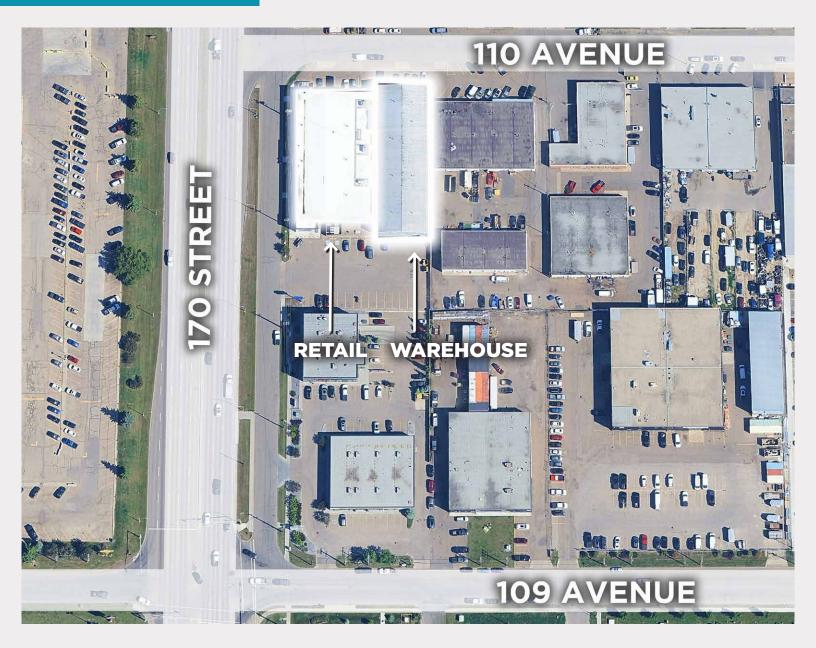
- Prime 17,418 SF freestanding retail building in Edmonton's west end with both street parking and 38 on site stalls
- Situated on a 1.18 acre lot with excellent street visibility
- 170th Street is a high-traffic location with VPD of 34,884 (2023) and strong surrounding demographics
- Ideal for showroom, service retail, distribution, or destination tenant
- Turnkey opportunity with excellent accessibility

#### **OFFICE/WAREHOUSE**

- 5,678 SF Office and 18,638 SF Warehouse
- Strategic location with proximity to major arterial roads

#### **RETAIL & OFFICE/WAREHOUSE**

- Rate \$17 \$25 per SF (Subject to SF)
- Total 41,734 SF





# RETAIL

## **PROPERTY DETAILS**

Municipal Address	10951 170 Street NW
Zoning	IM - Medium Industrial
Built	1974
Land Acres	0.50 Acres
Туре	3 Star Retail Freestanding
Size	17,418 SF GLA
Stories	1
Class	С
Building Height	18'
Docks	None
Parking	Surface Lot, 15 spaces





### DEMOGRAPHICS





25,854 **POPULATION** 

Within 3 KM

\$75,000

₿

**AVG. INCOME** 

Within 1 KM

\$63,621

AVG. INCOME

Within 3 KM



463 HOUSEHOLDS Within 1 KM

11,089 HOUSEHOLDS Within 3 KM

# WAREHOUSE

## PROPERTY DETAILS

Municipal Address	16903 110 Avenue NW
Zoning	IM - Medium Industrial
Built	1973
Land Acres	1.07 Acres
Туре	2 Star Industrial Warehouse
RBA	24,316 SF
Stories	2
Class	С
Building Height	25'
Parking	Surface Lot, 10 spaces





## DEMOGRAPHICS



1,206

POPULATION

Within 1 KM



\$75,131 AVG. INCOME Within 1 KM



\$63,843 AVG. INCOME Within 3 KM

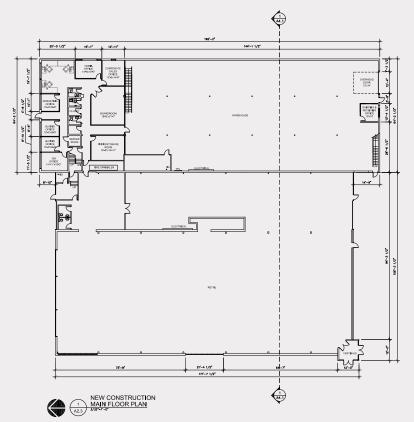


491 HOUSEHOLDS Within 1 KM

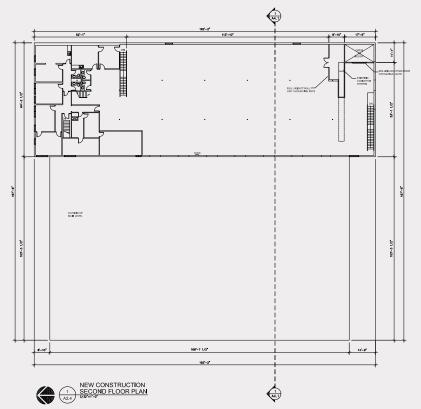
11,192 HOUSEHOLDS Within 3 KM

## **FLOOR PLAN**

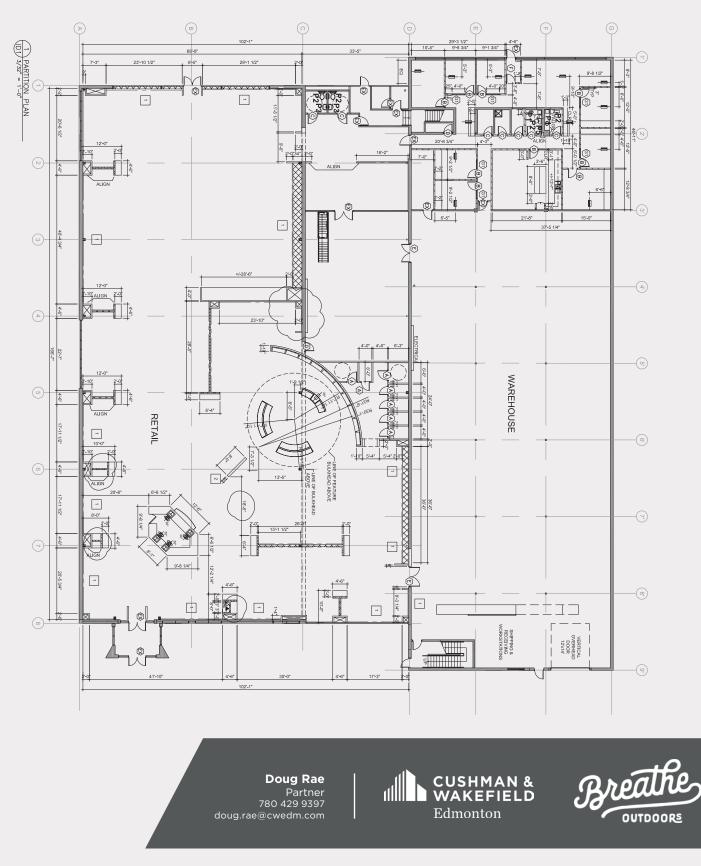
#### **FIRST FLOOR**



### **SECOND FLOOR**



## **PARTITION PLAN**



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