

FOR SALE

SHOWCASE INDUSTRIAL

10951 160 STREET NW | 16903 110 AVENUE NW

RETAIL: 17,418 SF | OFFICE & WAREHOUSE: 24,316 SF

TOTAL: 41,734 SF

PRICE REDUCTION: \$9,500,000



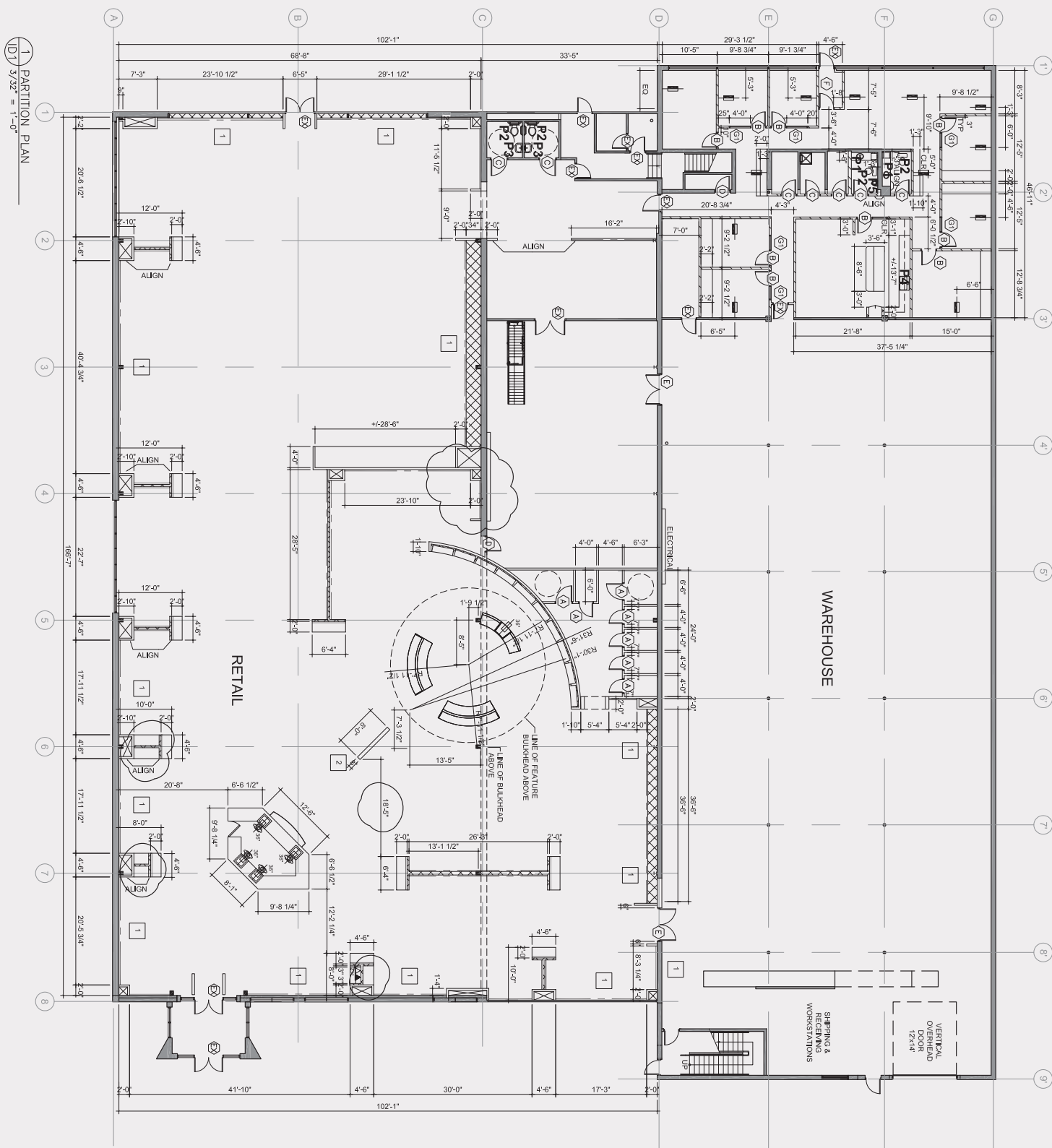
RETAIL

..... PROPERTY DETAILS

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



1 PARTITION PLAN
ID1 3/32" = 1'-0"



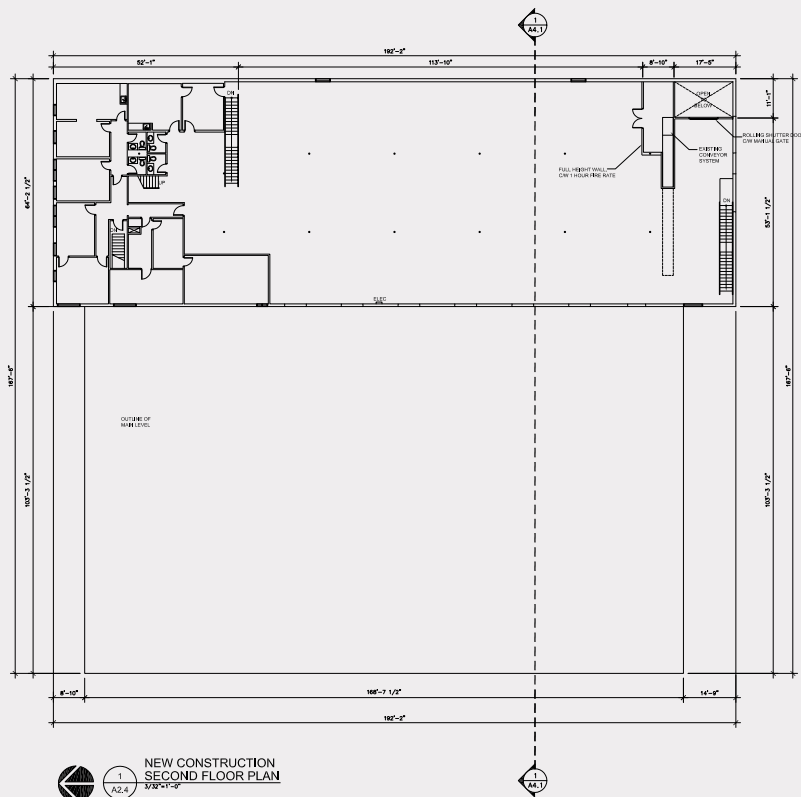
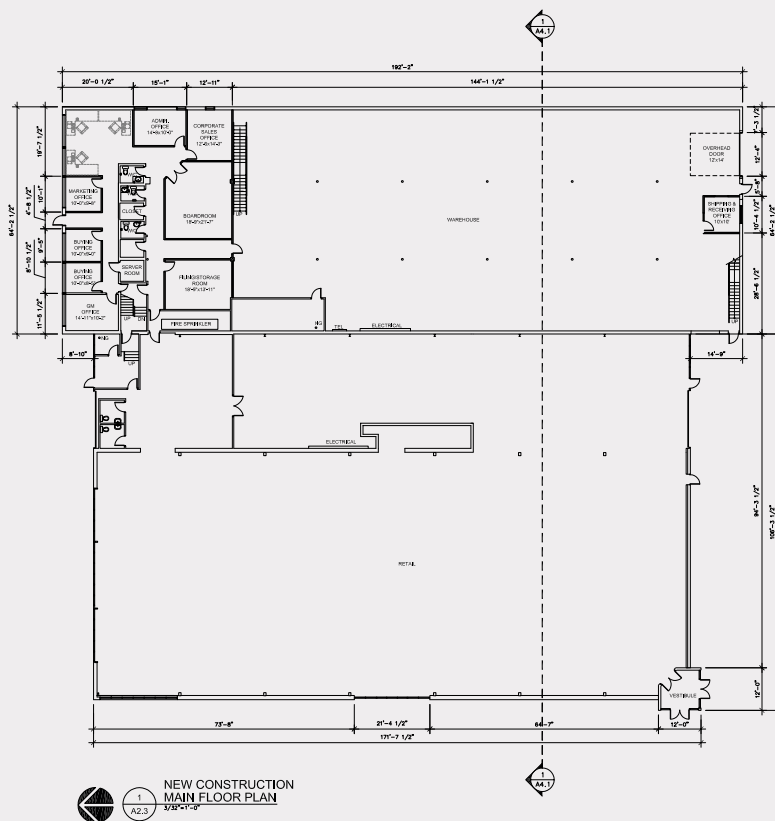
WAREHOUSE

PROPERTY DETAILS

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



FIRST FLOOR



..... PROPERTY HIGHLIGHTS

SALE PRICE
\$9,500,000

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

OFFICE/WAREHOUSE

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

AERIAL



DEMOGRAPHICS

RETAIL



1,140
POPULATION
Within 1 KM



\$75,000
AVG. INCOME
Within 1 KM



463
HOUSEHOLDS
Within 1 KM

25,854
POPULATION
Within 3 KM

\$63,621
AVG. INCOME
Within 3 KM

11,089
HOUSEHOLDS
Within 3 KM

WAREHOUSE



1,206
POPULATION
Within 1 KM



\$75,131
AVG. INCOME
Within 1 KM



491
HOUSEHOLDS
Within 1 KM

26,120
POPULATION
Within 3 KM

\$63,843
AVG. INCOME
Within 3 KM

11,192
HOUSEHOLDS
Within 3 KM

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