

FOR SALE

SHOWCASE INDUSTRIAL

10951 170 STREET NW | 16903 110 AVENUE NW

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

TOTAL: 41,734 SF

PRICE REDUCTION: \$7,500,000



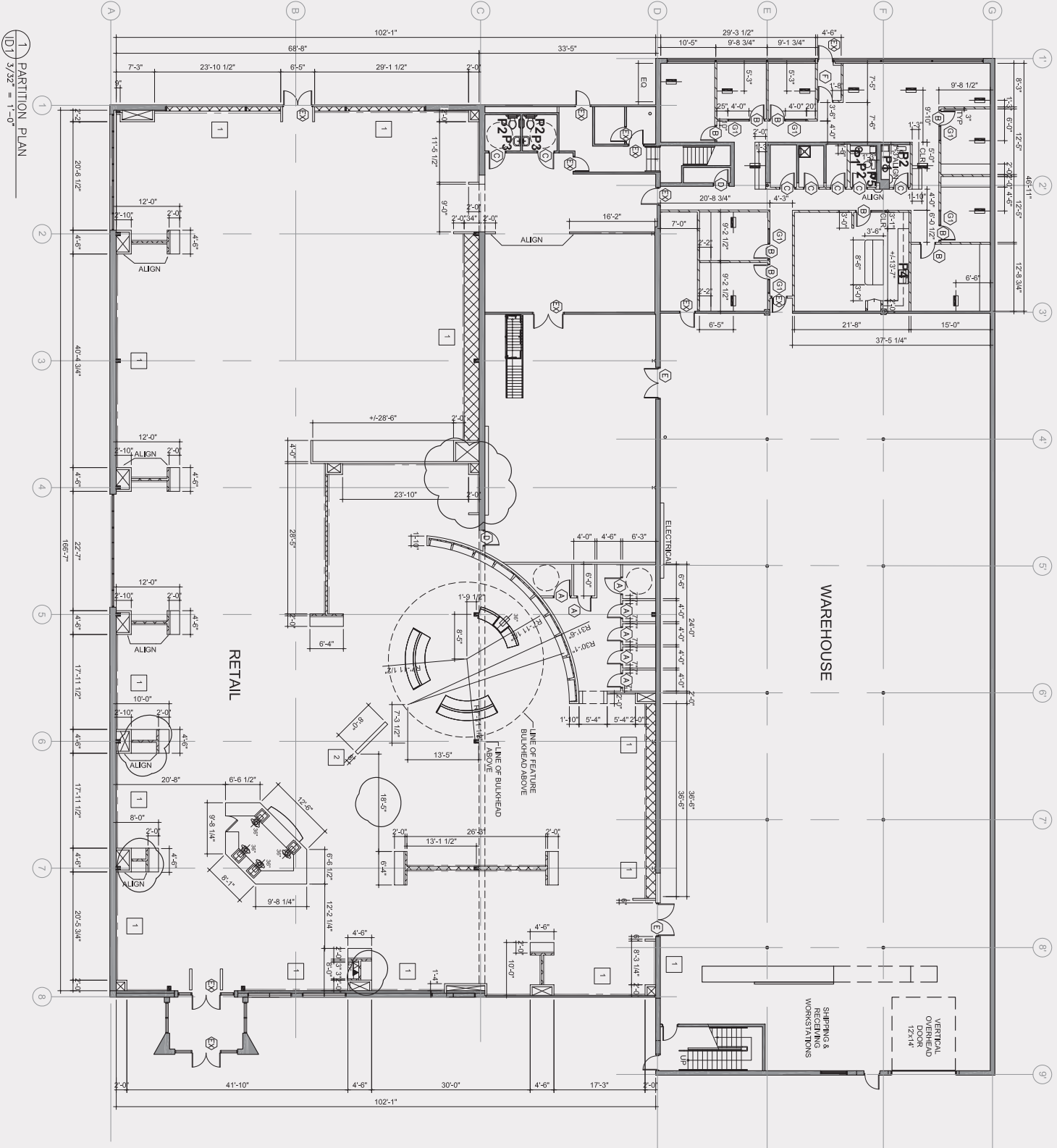
RETAIL

..... 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



PARTITION PLAN



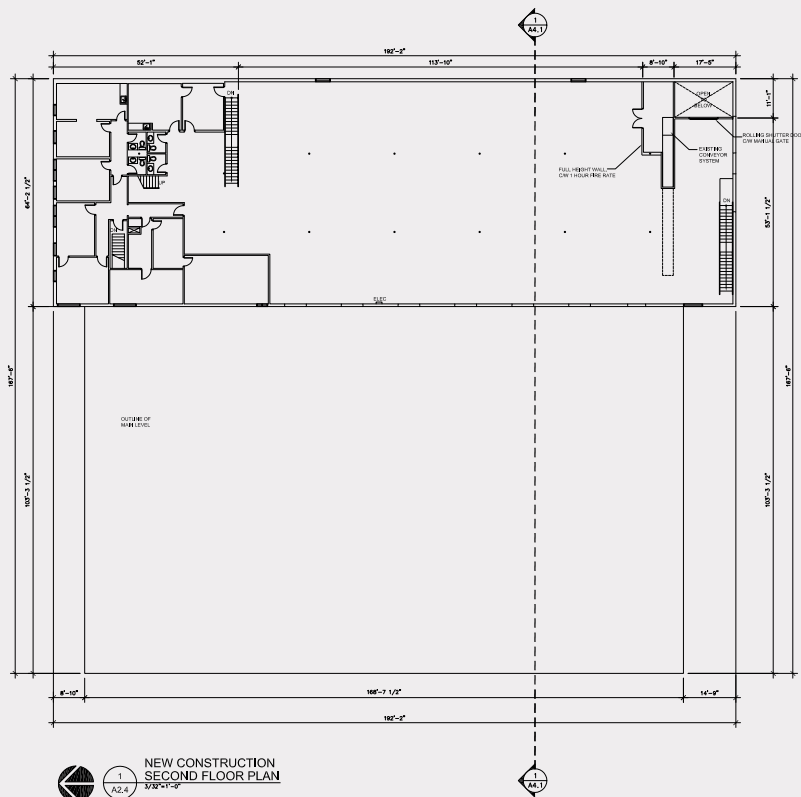
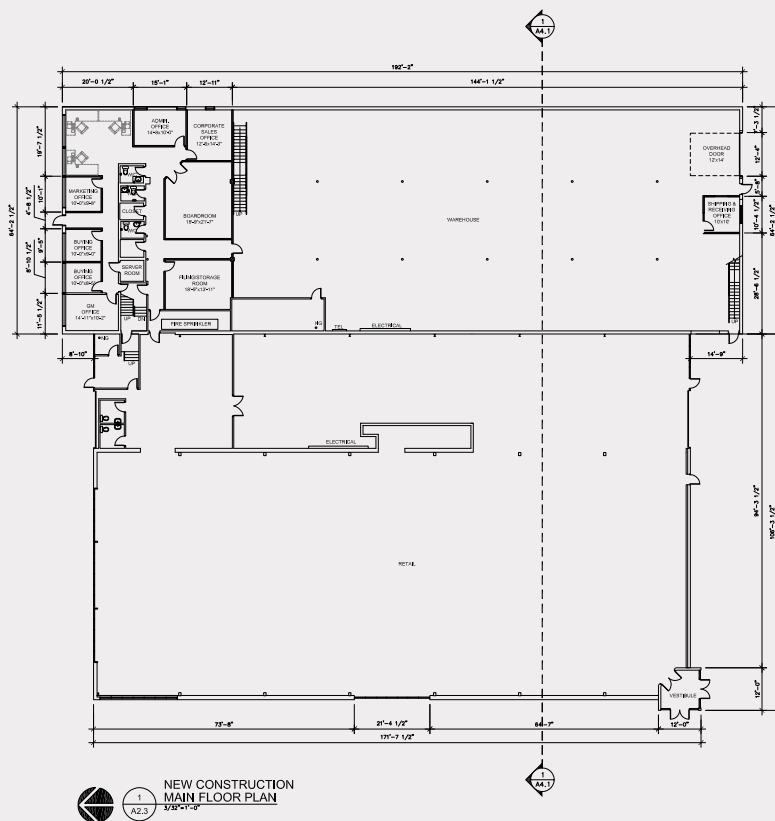
WAREHOUSE

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
\$7,500,000

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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