



Anchor opportunity available along major westend corridor

Up to 10,500 sf available immediately

- Conveniently located in west Edmonton, with great access to major arterials such as 170 Street, 107 Avenue and Yellowhead Trail
- High exposure to 170 Street, with optional pylon signage available
- Well-suited for a variety of users such as general retail, health services, and showcase industrial users
- Large parking pool provides ample customer and staff parking

Get more information

Ben Volorney
Principal
D 780 909 5810
ben.volorney@avisonyoung.com

avisonyoung.com

Retail for Lease

10814 - 170 Street, Edmonton, AB



95,155

Population (within 3 km)



143,320

Daytime Population (within 5 km)



11.3%

Annual Population Growth
(Over last 5 years)



\$106,356

Average Household Income (2021)

Property Description

- Well located along 170 Street, with access to Edmonton's largest Industrial park
- High exposure and good frontage to 30,800 vehicles per day along 170 Street (2018), and 21,000 vehicles per day along 107 Avenue
- Professional property management
- Rare economical anchor opportunity serving mature west-end communities

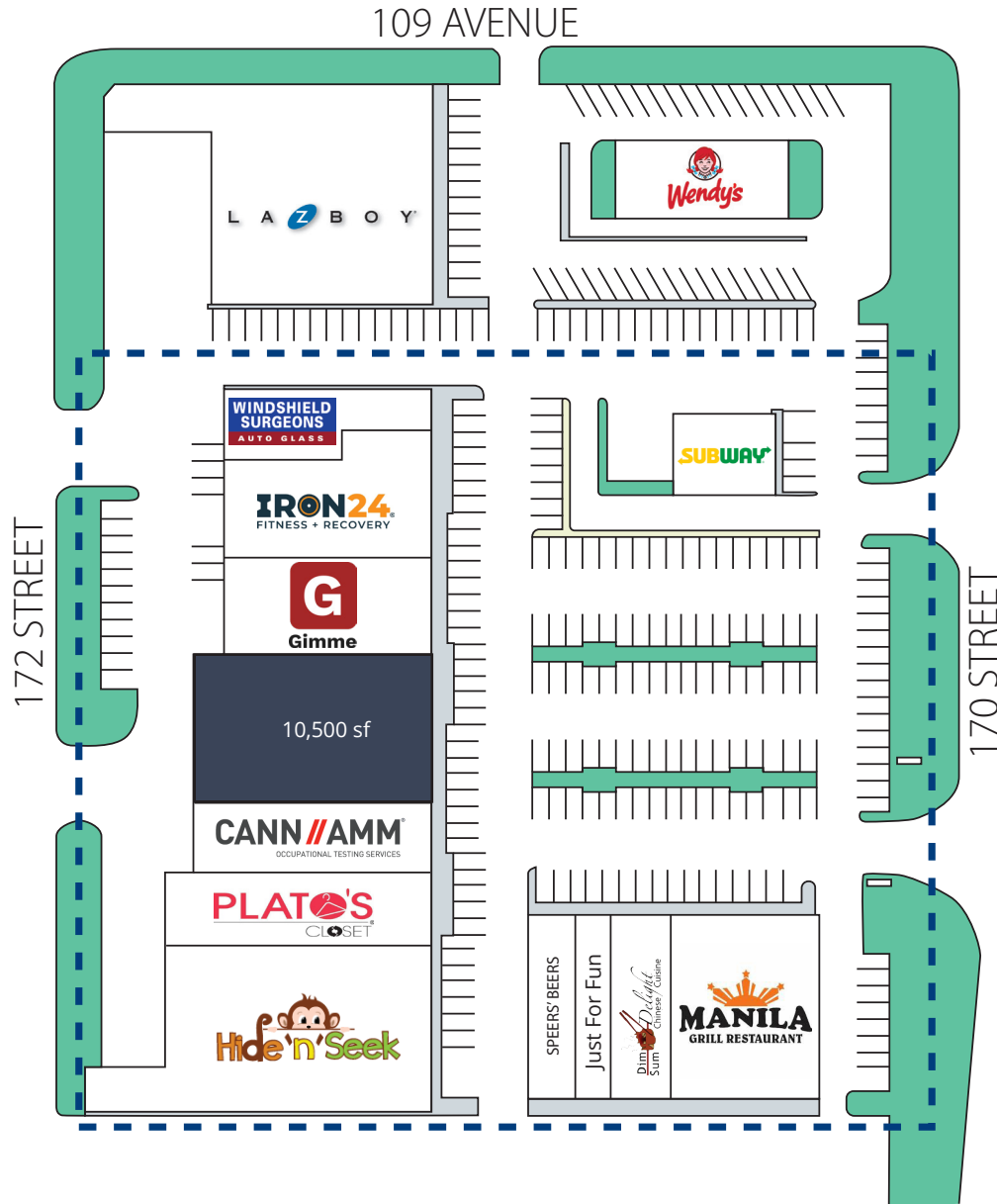


High exposure to 170 Street (30,800 VPD)

Retail for Lease

10814 - 170 Street, Edmonton, AB

Available



Offering Summary

Area Available	Up to 10,500 sf
Zoning:	General Business Zone (CB2)
Parking:	Parking pool with some staff parking at the rear
Base Rent:	Market
Additional Rent:	CAM: \$5.97 Taxes: \$4.10 \$10.07 (2024)





Retail for Lease

10814 - 170 Street, Edmonton, AB

Get more information

**AVISON
YOUNG**

Ben Volorney
Principal
D 780 909 5810
ben.volorney@avisonyoung.com