



Real Estate
Developments

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EVER on 170

17004 - 107 Avenue NW, Edmonton AB

Retail &
Professional
Coming Soon



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EVER on 170th

17004 - 107 Avenue NW, Edmonton AB



Corner Location in West Edmonton

Join Harvey's and Swiss Chalet! Convenient, high traffic corner location with exceptional visibility on 170th Street. This site features a two-storey building, a single-storey retail building, and drive thru designated for a national coffee franchise. It is well suited for a variety of general retail, food & beverage, and professional users. The two-story professional building features large windows and modern exterior, and ample surface parking.

- Situated at controlled intersection on a busy corner with excellent exposure
- Shared access with retail complex to the north
- Direct and easy access from 107 Ave and 127 St
- Easily accessible by public transit
- Few minutes south of the Yellowhead HWY, allowing quick and easy access to the Anthony Henday
- 15 minute drive to Downtown Edmonton, and only a few minutes from West Edmonton Mall

Demographics (2018)



POPULATION

5KM
128,291



ANNUAL CONSUMER SPENDING

5KM
\$5.36 MILL



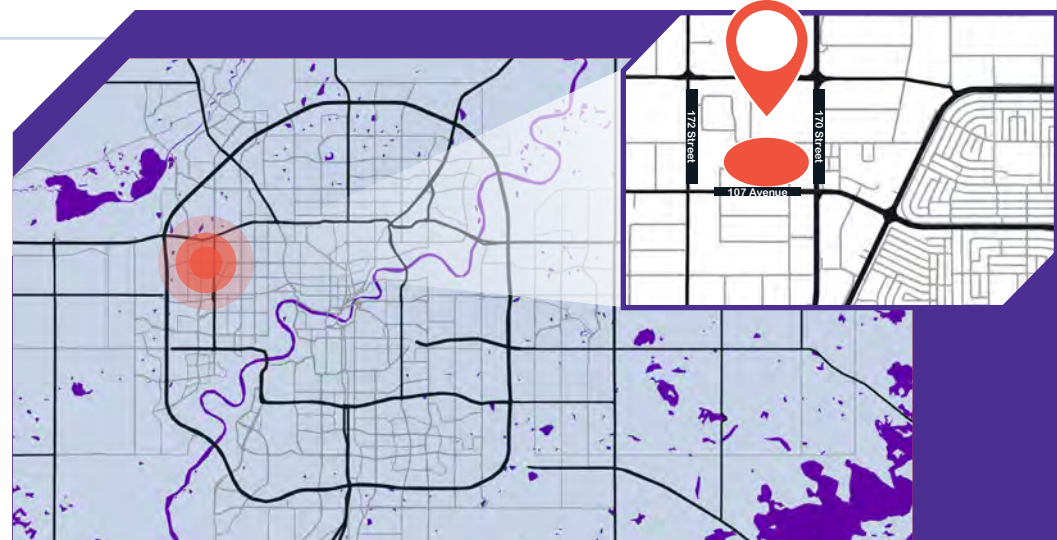
BUSINESSES & EMPLOYEES

5KM
5,770 Businesses 84,460 Employees



VEHICLES PER DAY

170 Street	107 Avenue
29,800 VPD	16,000 VPD



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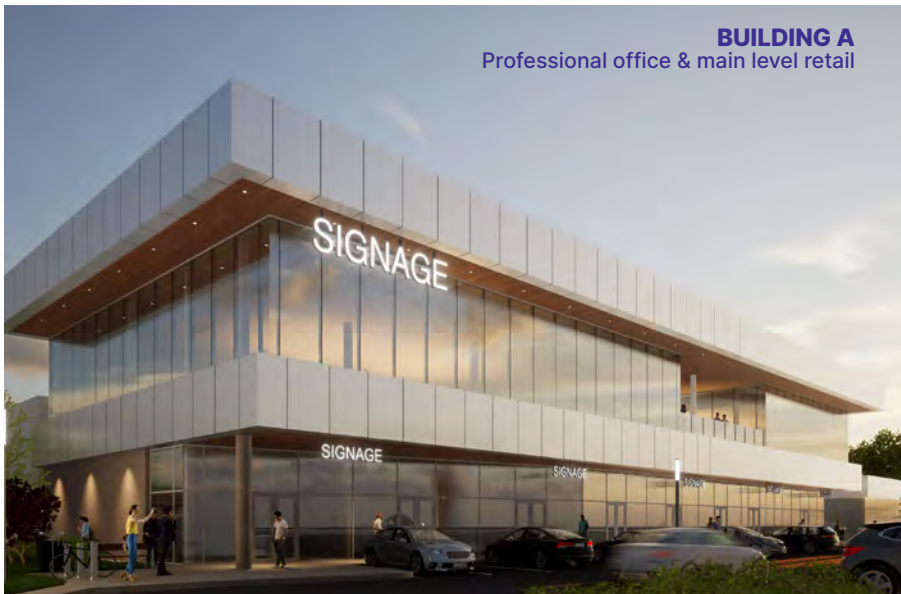
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BUILDING B
Main Floor CRU



BUILDING A
Professional office & main level retail



BUILDING A
Professional office & main level retail

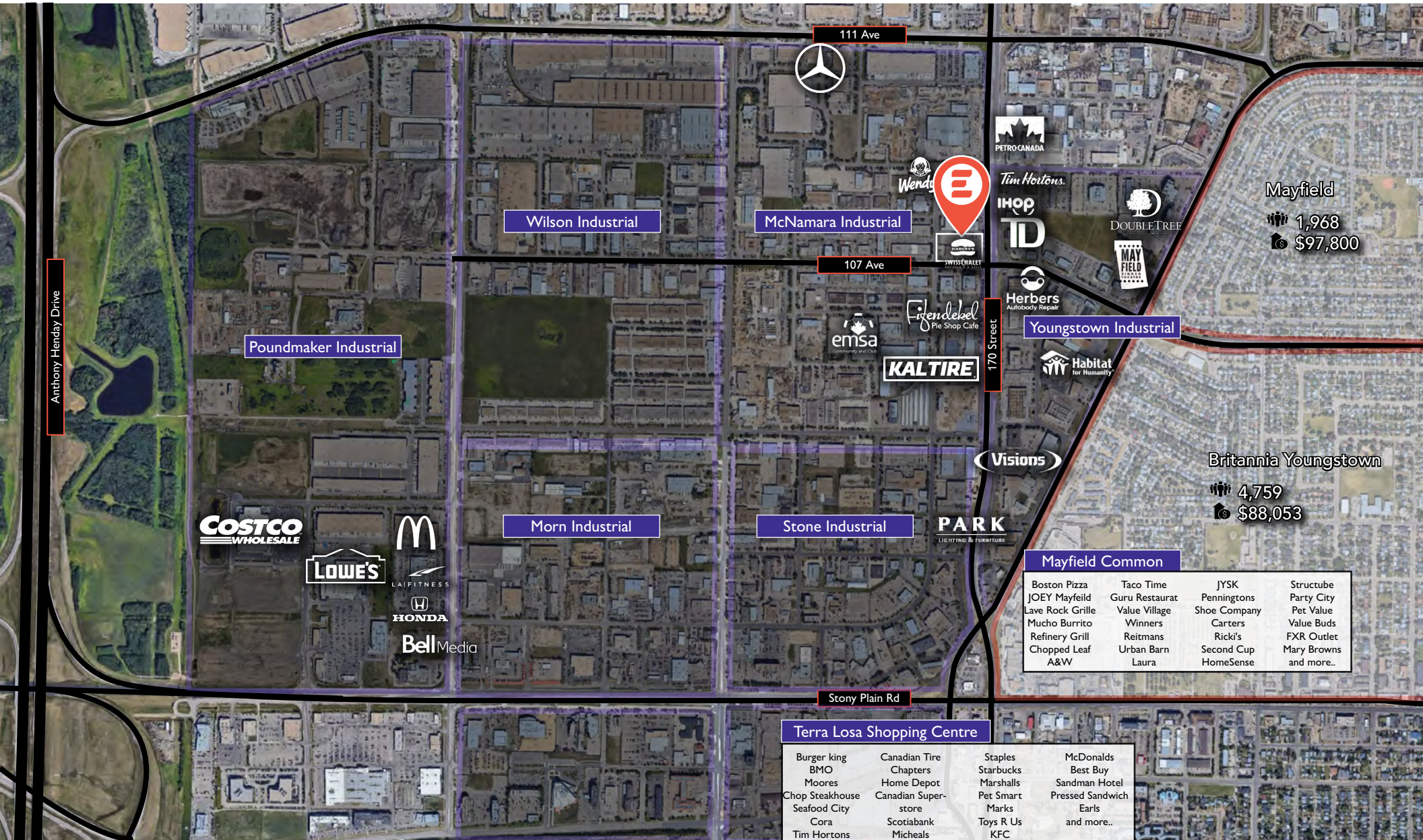


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LEGAL DESCRIPTION

Lot 4A, Block 2, Plan 8023090

ZONING

IB - Industrial Business

PARKING

132 Paved Surface Stalls

AVAILABILITY

2023 (est.)

LEASE RATE

Market

DEVELOPMENT SIZE

29,100 SF +/-

LAND AREA

2.59 acres +/-



SITE PLAN HIGHLIGHTS

- 135 surface parking stalls (est.)
- 4 access points and corner exposure
- 2-3 pylon signs (exact placement TBD)
- Existing drive-thru building and additional drive thru
- Designated uses includes a 3,000 SF ± end-cap restaurant with patio and national coffee drive-thru

BUILDING A

Main level CRUs	10,000 SF ±
2nd floor offices	9,000 SF ±
plus rooftop terrace	990 SF ±

BUILDING B

Main level CRUs	7,700 SF ±
restaurant	3,000 SF ±
patio	710 SF ±

BUILDING C

Drive Thru	2,400 SF ±
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*Please note that development plans are subject to change and site design is underway.

Sign Up
Newsletter



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