

**FOR SALE** **MNP** RECEIVERSHIP SALE

Marcus & Millichap

# THORNCLIFFE SHOPPING CENTRE

8202 175 STREET NW, EDMONTON, AB



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# FOR SALE / OVERVIEW

8202 175 STREET NW, EDMONTON, AB

## OPPORTUNITY

Strategically located in thriving West Edmonton, Thorncliffe Shopping Centre is a well-located neighbourhood retail centre offering strong visibility and long-term upside. Situated along 175 Street, the centre benefits from direct exposure and convenient access to major arterial routes including Whitemud Drive and 178 Street NW providing seamless connectivity across the city and the Anthony Henday. Set on a 3.92-acre site with over 54,723 SF of existing retail space, the property presents an attractive value-add opportunity for investors or owner-users seeking to reposition a centre within a growing and increasingly densified trade area. Surrounded by a mature residential base experiencing steady population growth, Thorncliffe Shopping Centre is well positioned to serve both daily-needs retail and future redevelopment or intensification strategies.

## SALIENT DETAILS

Municipal Address:	8202 175 Street NW, Edmonton, AB
Legal Description:	Plan 7620073; Blk 12; Lot 1B
Site Size:	3.92 Acres
Leasable Area:	54,723 SF (38,175 SF Leased and 16,548 SF Vacant)
Asking Price:	\$12,125,000 (\$203/SF)
Current Unadjusted NOI	\$603,096.66
Year Built:	1979
Zoning:	CB – Business Commercial
Neighbourhood:	Thorncliffe
Parking:	Approx. 260 surface stalls



# FOR SALE / HIGHLIGHTS

8202 175 STREET NW, EDMONTON, AB

## HIGHLIGHTS



54,723 SF of leasable area



Located in the Thorncliff neighbourhood, with near proximity to West Edmonton Mall and the Misericordia Community Hospital



Excellent positioned near major routes Whitemud Drive and 178 St NW, with exposure to 71,996 vehicles per day



Quick access to Anthony Henday



Plenty of surface parking for tenants and visitors



71,996

VEHICLES PER DAY  
ON WHITEMUD DR.  
AND 178 ST NW



FREEWAY  
ACCESS



PARKING  
APPROX. 260  
SURFACE STALLS



# FOR SALE / SITE PLAN

8202 175 STREET NW, EDMONTON, AB



# FOR SALE / PHOTOS

8202 175 STREET NW, EDMONTON, AB



# FOR SALE / AREA + STATS

8202 175 STREET NW, EDMONTON, AB

## THE SURROUNDINGS

Thorncliffe Shopping Centre is surrounded by various commercial and light industrial businesses. It sits on a high-traffic retail node in West Edmonton with excellent visibility and arterial access.

The centre is positioned near to a handful of fast-food and restaurant options on-site or nearby, with grocery stores, sports centres, and auto businesses, as well. The property benefits from excellent access to major routes, including Whitemud Dr and 178 St NW.

Drive Times	
Anthony Henday	3 Minutes
Downtown	20 Minutes
WEM	5 Minutes
Whitemud Drive	3 Minutes

**THORNCLIFFE SHOPPING CENTRE**

87 Avenue NW

170 Street NW

Jollibee

ITALIAN CENTER

CACTUS CLUB CAFE

West Edmonton Mall

Misericordia Community Hospital

# FOR SALE / AREA + STATS

8202 175 STREET NW, EDMONTON, AB

## 2025 DEMOGRAPHICS

PROJECTED POPULATION GROWTH (2025-2030)

HOUSEHOLDS (2025)

AVERAGE HOUSEHOLD INCOME (2025)

3 KM

5,133

29,374

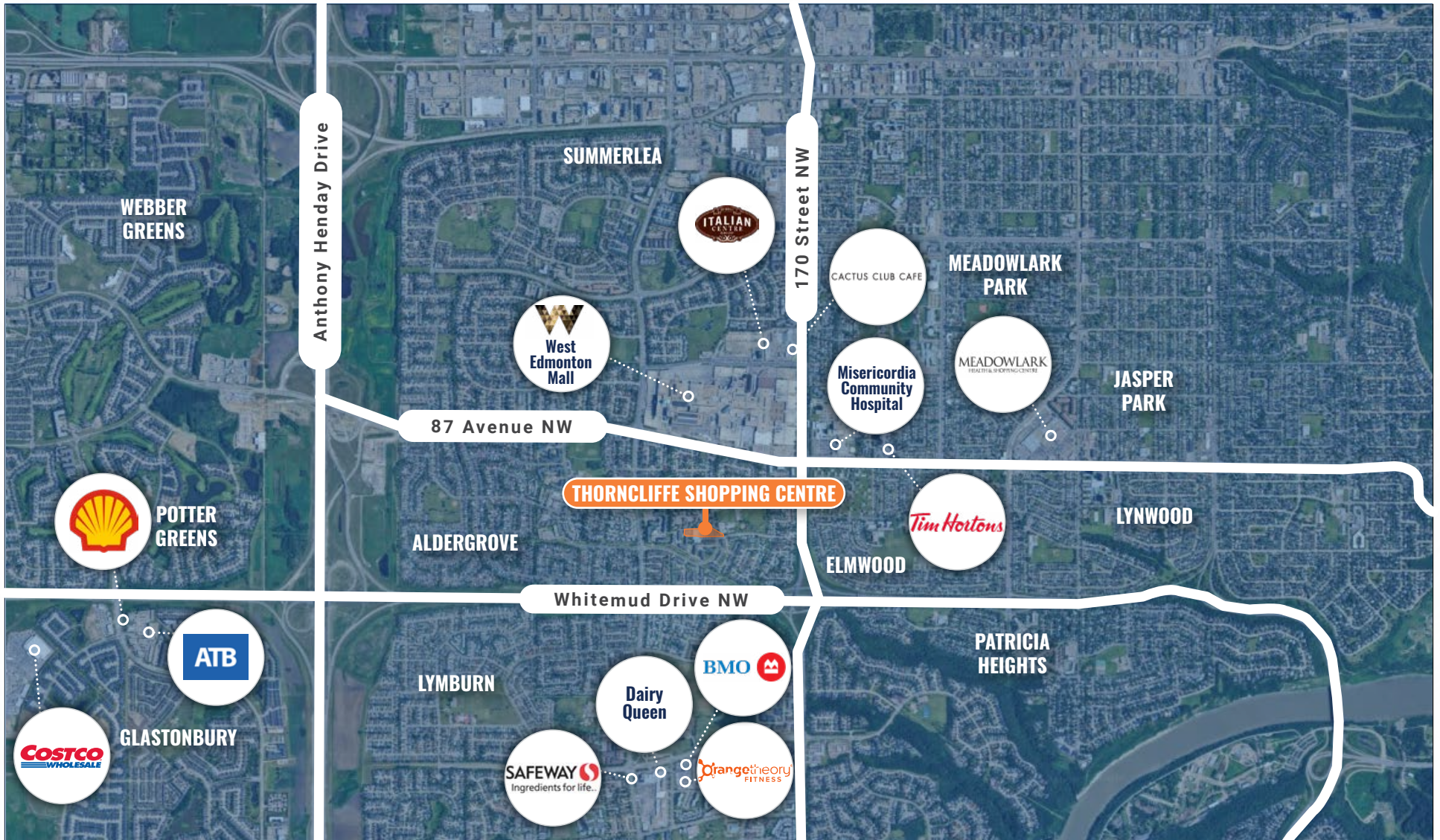
\$123,829

5 KM

18,763

63,112

\$142,304



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