



Real Estate  
Developments



EVER on 170th

**RE/MAX**  
COMMERCIAL  
RE/MAX EXCELLENCE  
COMMERCIAL DIVISION

**Limited Retail  
Vacancy**

**EVER on 170**

17004 107 Avenue NW, Edmonton



Retail &  
Professional  
Immediate



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EVER on 170th



# EVER on 170<sup>th</sup>

17004 107 Avenue NW, Edmonton



## Corner Location in West Edmonton

Join Harvey's, Swiss Chalet, and Starbucks! Convenient, high traffic corner location with exceptional visibility on 170th Street. This site is comprised of a two-storey building, a single-storey retail building, and a standalone Starbucks. It is well suited for a variety of general retail, food & beverage, and professional users. The two-storey professional building features large windows and wide sidewalks, with ample surface parking.

- Situated at controlled intersection on a busy corner with excellent exposure on 170th Street
- Shared access with retail complex to the north
- Direct and easy access from 107th Avenue and 172nd Street
- 4 access points; 2 north, 1 south, 1 west
- Easily accessible by public transit
- A few minutes south of the Yellowhead HWY, allowing quick and convenient access to the Anthony Henday Drive
- 15 minute drive to Downtown Edmonton, and only a few minutes from West Edmonton Mall

## Demographics (2023)



### POPULATION

1KM	3KM	5KM
1,186	29,254	97,701



### ANNUAL CONSUMER SPENDING

5KM
\$5.36 MILL



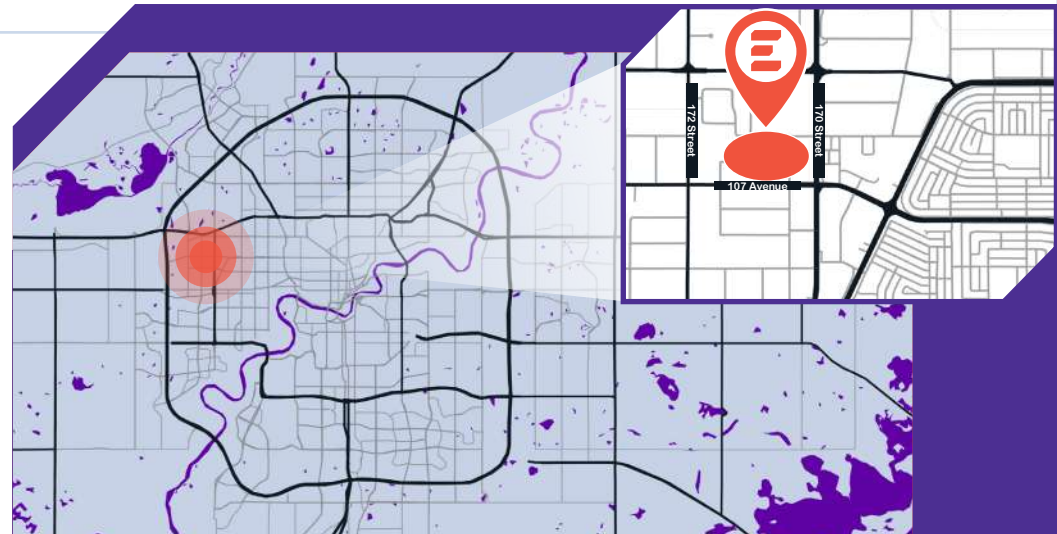
### BUSINESSES & EMPLOYEES

5KM	5KM
5,770 Businesses	84,460 Employees



### VEHICLES PER DAY

170 Street	107 Avenue
31,536 VPD	17,064 VPD





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## SITE PHOTOS





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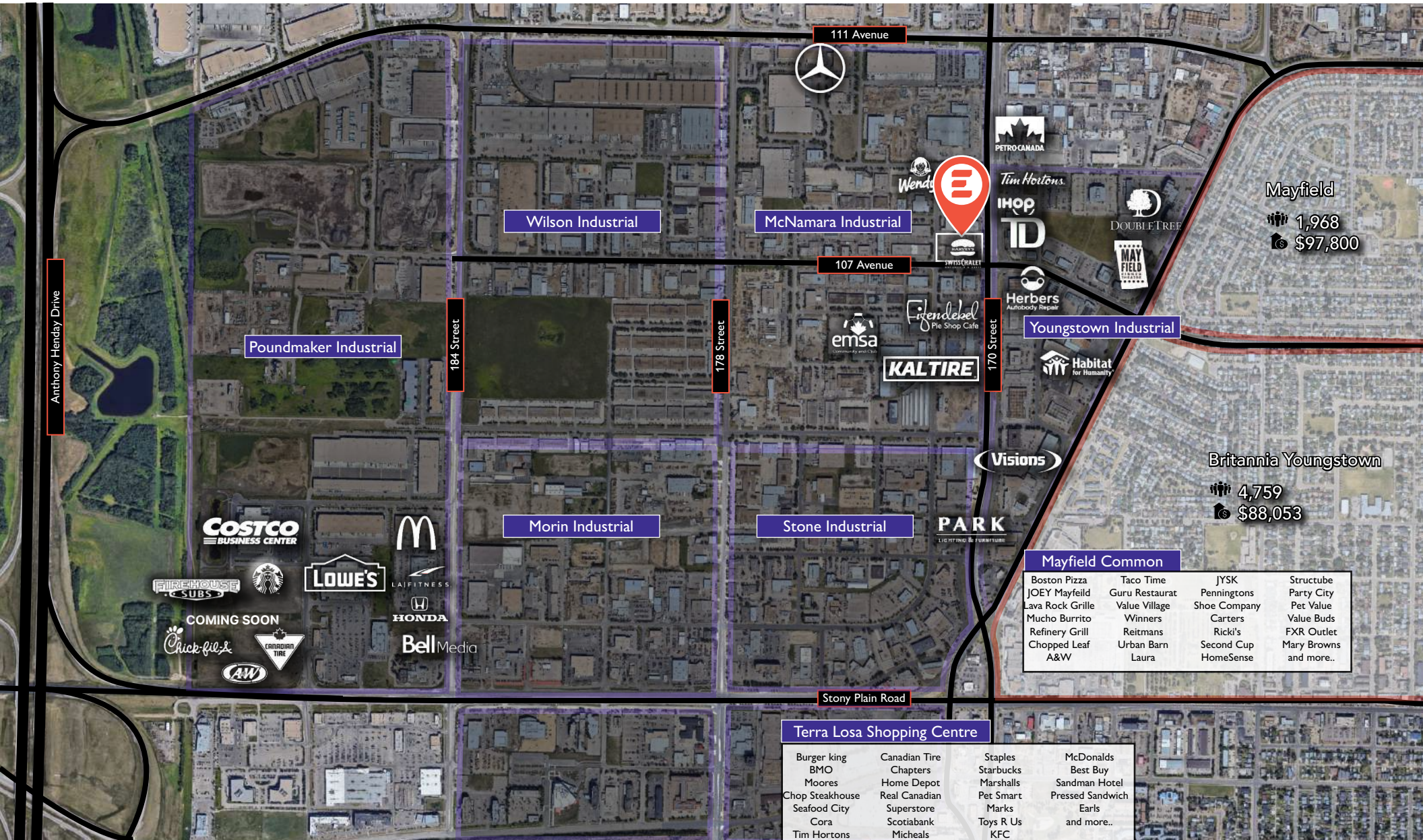


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**LEGAL DESCRIPTION**

Lot 4A, Block 2, Plan 8023090

**ZONING**

BE - Business Employment

**PARKING**

131 Paved Surface Stalls

**AVAILABILITY**

Immediate

**LEASE RATE**

Market

**DEVELOPMENT SIZE**

31,934 SF +/- (New Development)  
plus existing Harvey's & Swiss Chalet

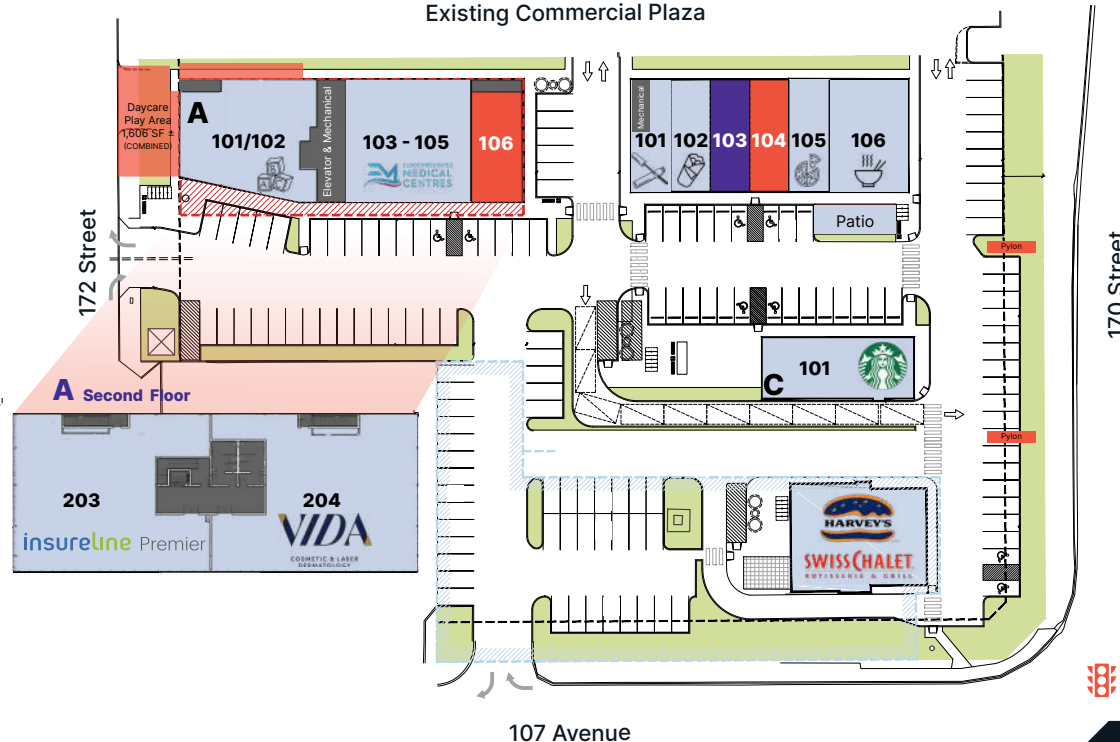
**LAND AREA**

2.58 acres +/-

# SITE PLAN

FOR LEASE PENDING LEASED

Existing Commercial Plaza



## SITE PLAN HIGHLIGHTS

- Available unit sizes starting at 1,103 SF ±
- 131 surface parking stalls (est.)
- 4 access points and corner exposure
- Pylon signs with exposure to 170 Street

### BUILDING A

Main level CRUs

101/102	WISDOM TREE CHILD CARE & OSC
103 - 105	ELIXIR MEDICAL CENTRES & PHARMACY
106	1,437 SF ±

Second level offices

203	INSURELINE PREMIER
204	VIDA DERMATOLOGY

### BUILDING B

Single Storey CRUs

101	URBAN BROW
102	SHAWARMA & MEDITERRANEAN FLAVOURS
103	PENDING
104	1,103 SF ±
105	PIZZA PALAZZO
106	LA PARFUM VIETNAMESE RESTAURANT

### BUILDING C

Drive-thru restaurant

101	STARBUCKS - NOW OPEN!
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**Rahim Rahemtullah**

Partner/VP Sales

E: rahim.r@everred.ca

D: 587.635.4202

C: 780.695.1200



**Alexandria Wiemer**

Sales Manager

Associate, RE/MAX Excellence

E: alex.w@everred.ca

O: 587.635.4200 TF: 1.888.385.EVER

EVER Real Estate Developments Ltd. Suite 502, 4730 Gateway Blvd NW Edmonton AB T6H 4P1