













EVER on 170th

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



BUSINESSES & EMPLOYEES

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



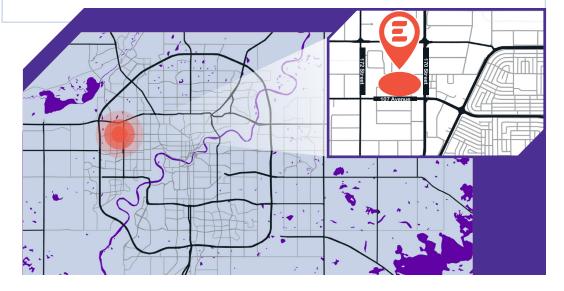
ANNUAL CONSUMER SPENDING

5KM \$5.36 MILL



VEHICLES PER DAY

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









SITE PHOTOS





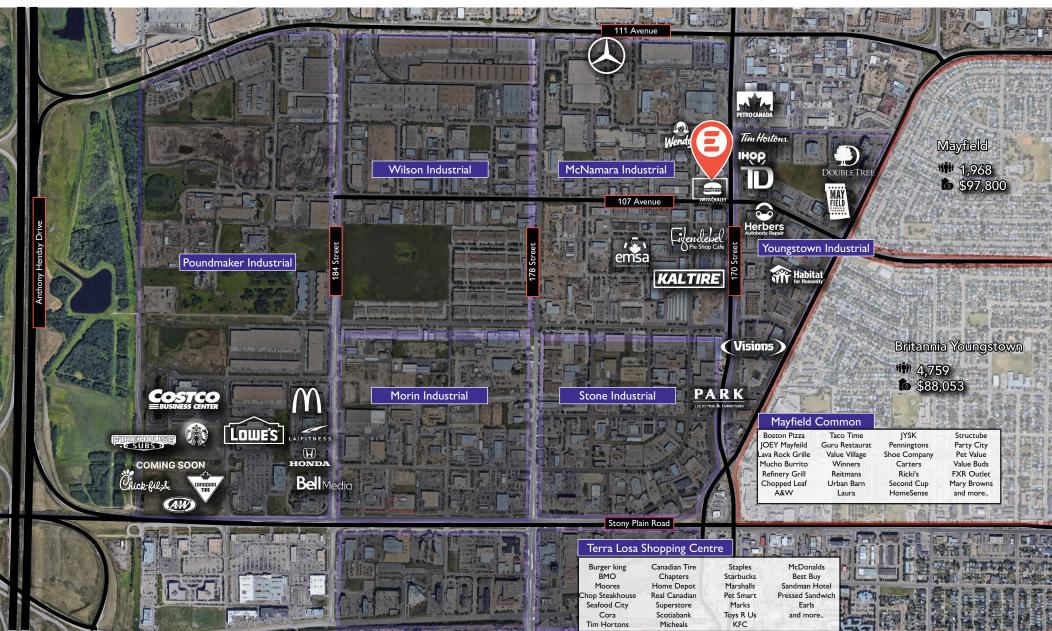


















LEGAL DESCRIPTION

Lot 4A, Block 2, Plan 8023090

LEASE RATE

Market

ZONING

BE - Business Employment

DEVELOPMENT SIZE

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

PARKING

131 Paved Surface Stalls

AVAILABILITY

Immediate

LAND AREA

2.58 acres +/-

SITE PLAN



SITE PLAN HIGHLIGHTS

- Final unit remaining on main floor of professional building
- 131 surface parking stalls (est.)
- 4 access points and corner exposure
- Pylon signs with exposure to 170 Street

BUILDING A

Main level CRUs

WISDOM TREE 101/102 **CHILD CARE & OSC**

ELIXIR MEDICAL

103 - 105 **CENTRES & PHARMACY**

106 1.437 SF ±

Second level offices

INSURFLINE 203 **PREMIER**

VIDA 204 **DERMATOLOGY** **BUILDING B**

Single Storey CRUs

101 **URBAN BROW**

SHAWARMA & 102 MEDITERRANEAN FLAVOURS

103 **PENDING LEASED** 104

105 PIZZA PALAZZO

NGU BINH

106 VIETNAMESE CUISINE

BUILDING C

Drive-thru restaurant

101 **STARBUCKS**

107 Avenue

Please contact us for details and turn-key solutions.











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