



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



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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



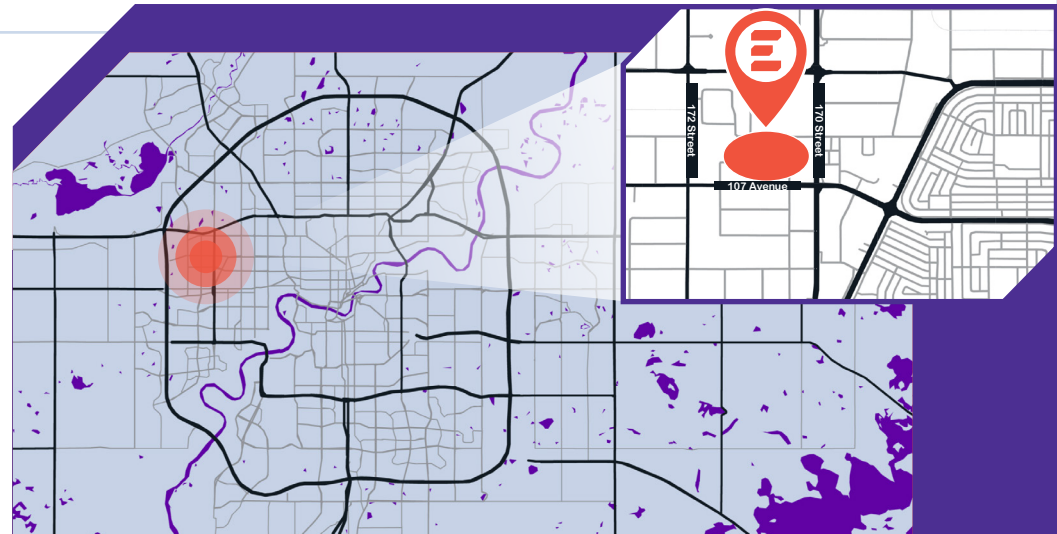
BUSINESSES & EMPLOYEES

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



BUILDING A
Two Storey Office + Main Floor Retail



BUILDING B
Single Storey CRU + Restaurant with Patio



BUILDING C
Starbucks

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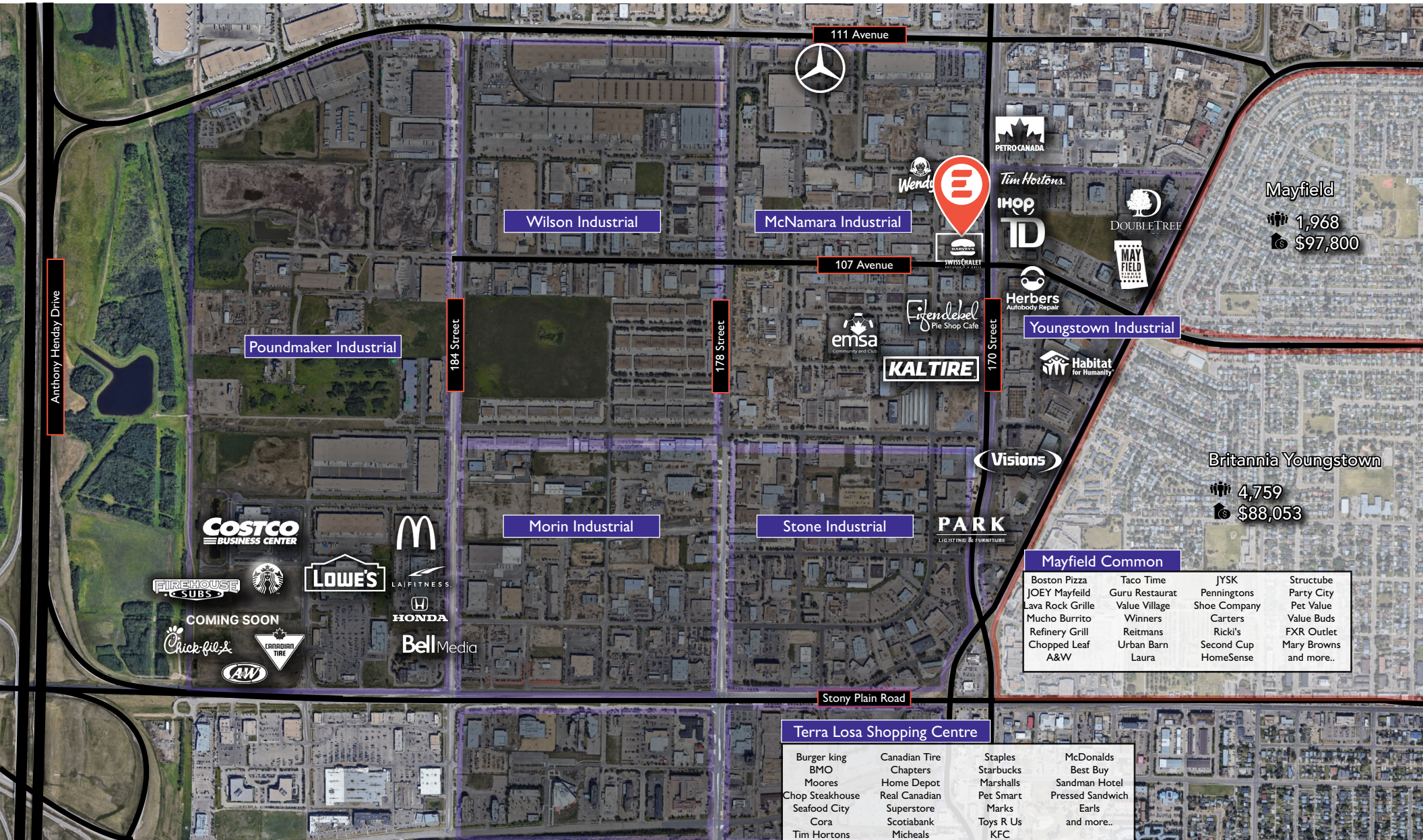


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LEGAL DESCRIPTION

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

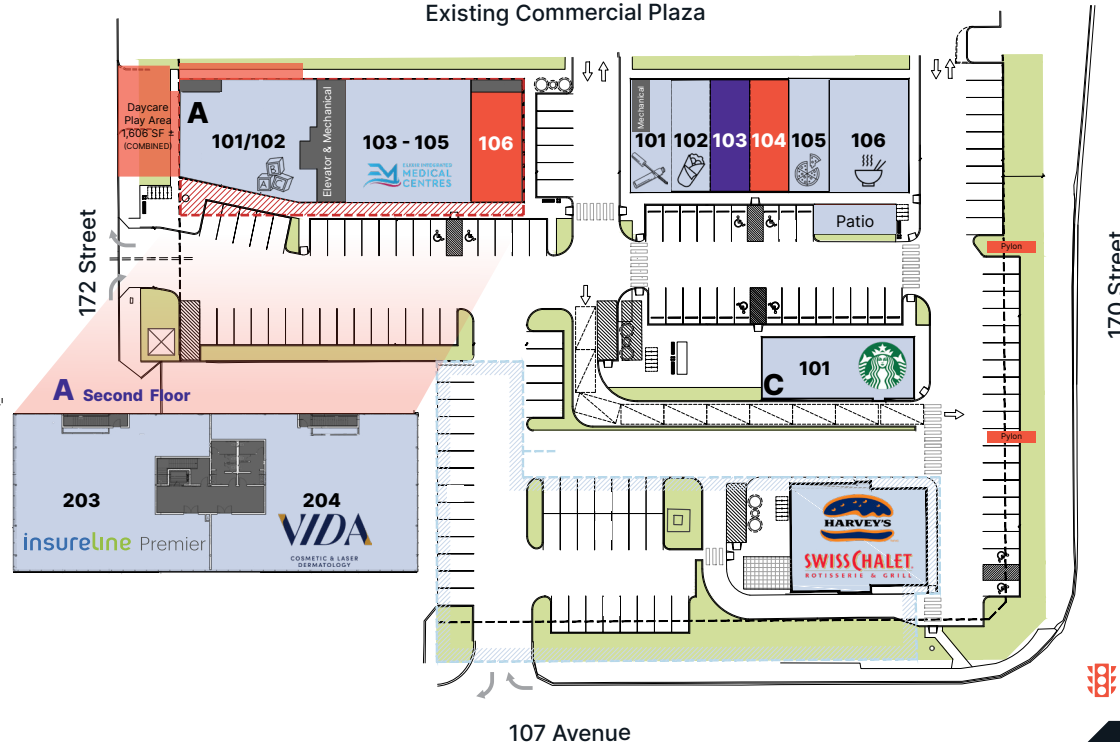
LAND AREA

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	NGU BINH VIETNAMESE CUISINE

BUILDING C

Drive-thru restaurant

101	STARBUCKS
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Please contact us for details and turn-key solutions.

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