

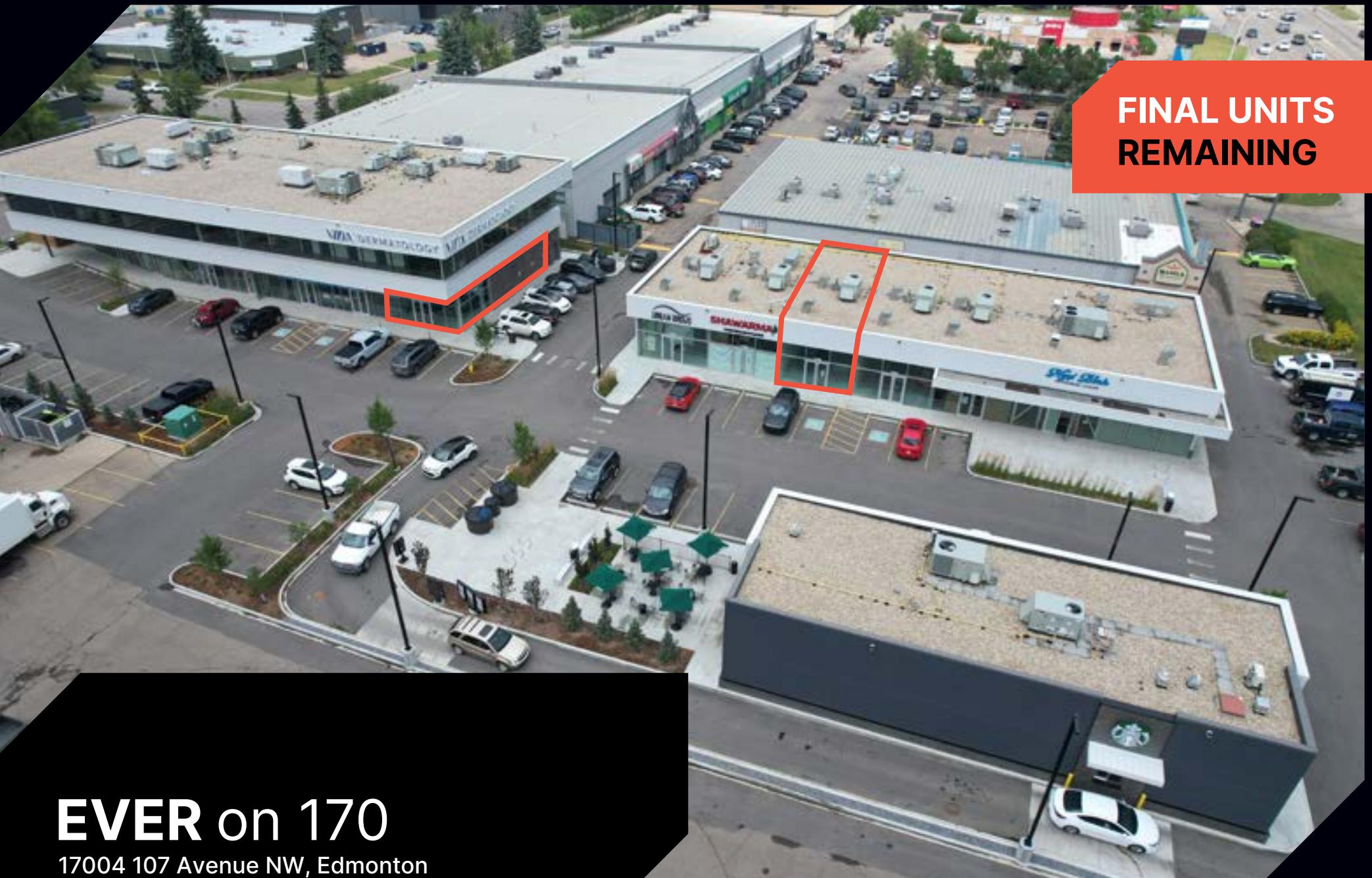


Real Estate
Developments



EVER on 170th

RE/MAX
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EVER on 170

17004 107 Avenue NW, Edmonton

Retail &
Professional
Immediate



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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



ANNUAL CONSUMER SPENDING

5KM
\$5.36 MILL



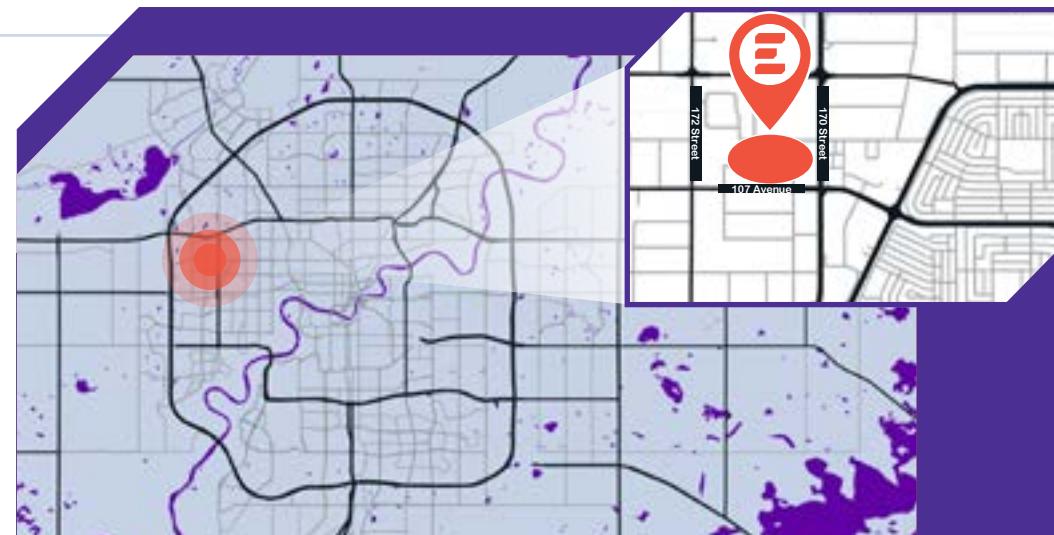
BUSINESSES & EMPLOYEES

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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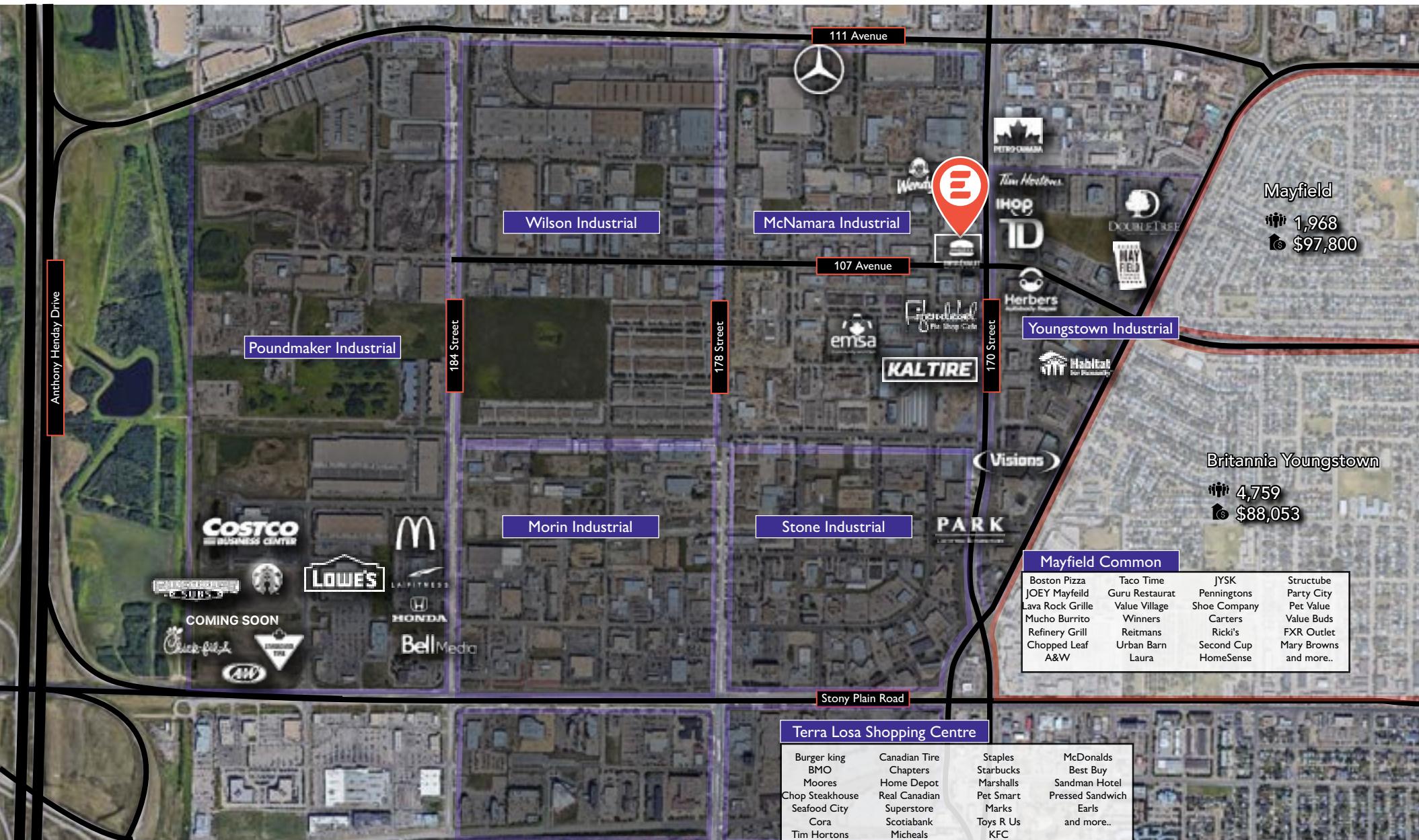


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LEGAL DESCRIPTION

Lot 4A, Block 2, Plan 8023090

LEASE RATE

Market

ZONING

BE - Business Employment

PARKING

131 Paved Surface Stalls

AVAILABILITY

Immediate

DEVELOPMENT SIZE

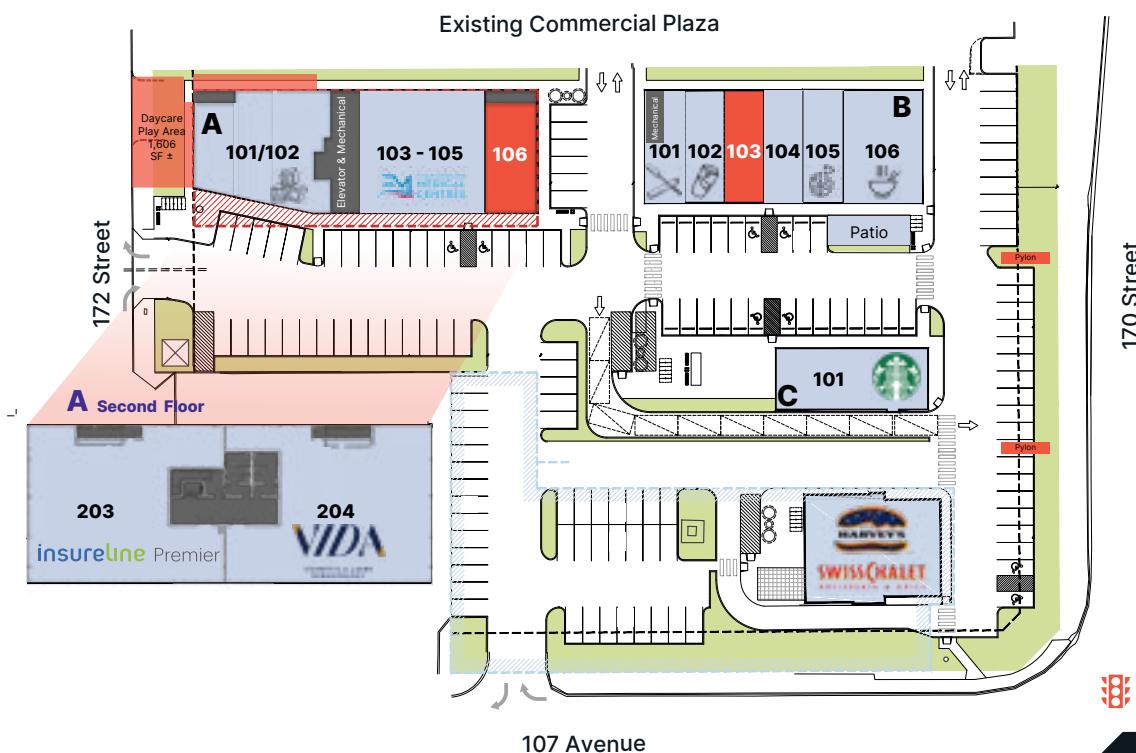
31,934 SF +/- (New Development)
plus existing Harvey's & Swiss Chalet

LAND AREA

2.58 acres +/-

SITE PLAN

FOR LEASE PENDING LEASED



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

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	1,109 SF ±
104	LEASED
105	PIZZA PALAZZO
106	NGU BINH VIETNAMESE CUISINE

BUILDING C

Drive-thru restaurant

101	STARBUCKS
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