



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



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 (2018)



POPULATION

5KM
128,291



ANNUAL CONSUMER SPENDING

5KM
\$5.36 MILL



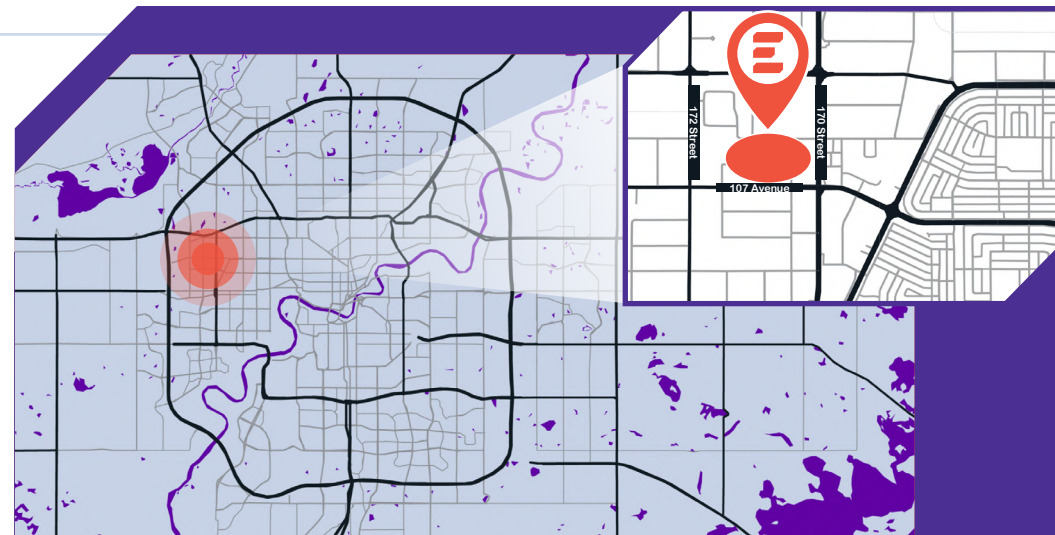
BUSINESSES & EMPLOYEES

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



VEHICLES PER DAY

| | |
|------------|------------|
| 170 Street | 107 Avenue |
| 29,800 VPD | 16,000 VPD |



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SITE PHOTOS



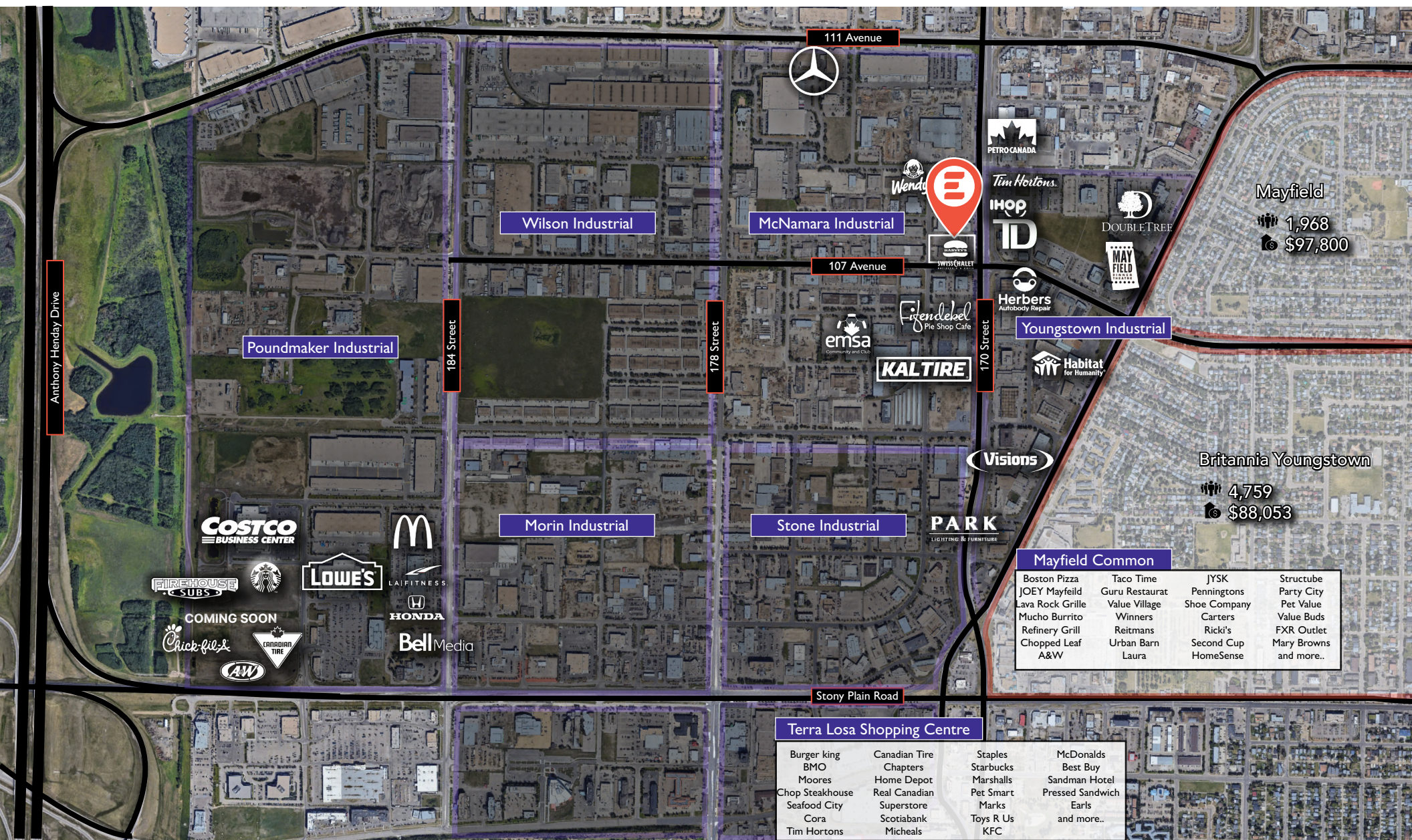
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EVER on 170th



| | | | |
|------------------|-----------------|--------------|-------------|
| Boston Pizza | Taco Time | JYSK | Structube |
| JOEY Mayfield | Guru Restaurant | Penningtons | Party City |
| Lava Rock Grille | Value Village | Shoe Company | Pet Value |
| Mucho Burrito | Winners | Carters | Value Buds |
| Refinery Grill | Reitmans | Ricki's | FXR Outlet |
| Chopped Leaf | Urban Barn | Second Cup | Mary Browns |
| A&W | Laura | HomeSense | and more.. |

| | | | |
|-----------------|---------------|-----------|------------------|
| Burger king | Canadian Tire | Staples | McDonalds |
| BMO | Chapters | Starbucks | Best Buy |
| Moore's | Home Depot | Marshalls | Sandman Hotel |
| Chop Steakhouse | Real Canadian | Pet Smart | Pressed Sandwich |
| Seafood City | Superstore | Marks | Earls |
| Cora | Scotiabank | Toys R Us | and more.. |
| Tim Hortons | Micheals | KFC | |

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

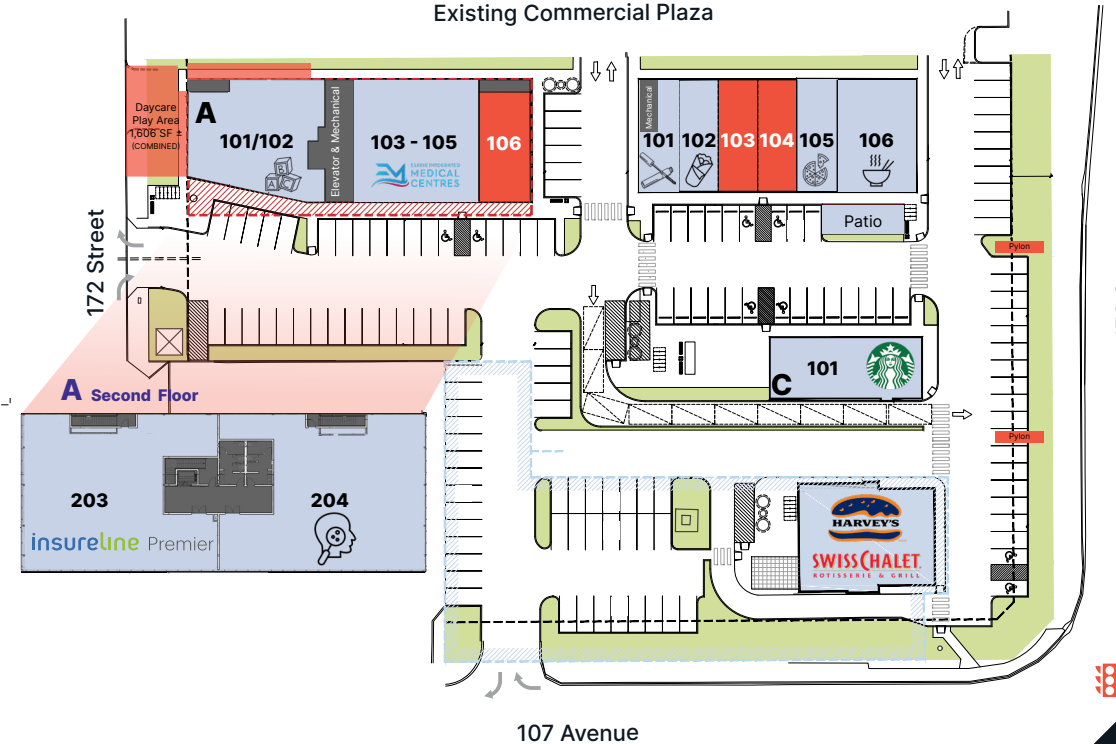
LAND AREA

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 | DERMATOLOGY CLINIC |

BUILDING B

Single Storey CRUs

| | |
|-----|--------------------------------------|
| 101 | URBAN BROW |
| 102 | SHAWARMA & MEDITERRANEAN FLAVOURS |
| 103 | 1,109 SF ± |
| 104 | 1,103 SF ± |
| 105 | PIZZA PALAZZO |
| 106 | LA PARFUM VIETNAMESE RESTAURANT |

BUILDING C

Drive-thru restaurant

| | |
|-----|-----------------------|
| 101 | STARBUCKS - NOW OPEN! |
|-----|-----------------------|

Please contact us for details and turn-key solutions.

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