



FOR LEASE
\$15.00/SF

MAYFIELD BUSINESS CENTRE

304 10525 170 Street, Edmonton, AB

Property Description

Located in Edmonton's vibrant west end, this property offers a prime high exposure commercial space within the Mayfield Business Centre.

The property features ample parking and strategic position along 170th Street ensures excellent visibility and direct exposure to a high-traffic area, enhancing your business's presence.

The property is also in close proximity to major transportation routes like Stony Plain Road, Yellowhead Highway, and the Anthony Henday, facilitating easy connectivity to the rest of the city.

Address	304 10525 170 St
Size	± 3,000 SF
Zoning	BE (Business Employment)
Lease rate	\$15.00/SF
Op Costs	\$9.69



DEAN DRYSDALE, Vice President

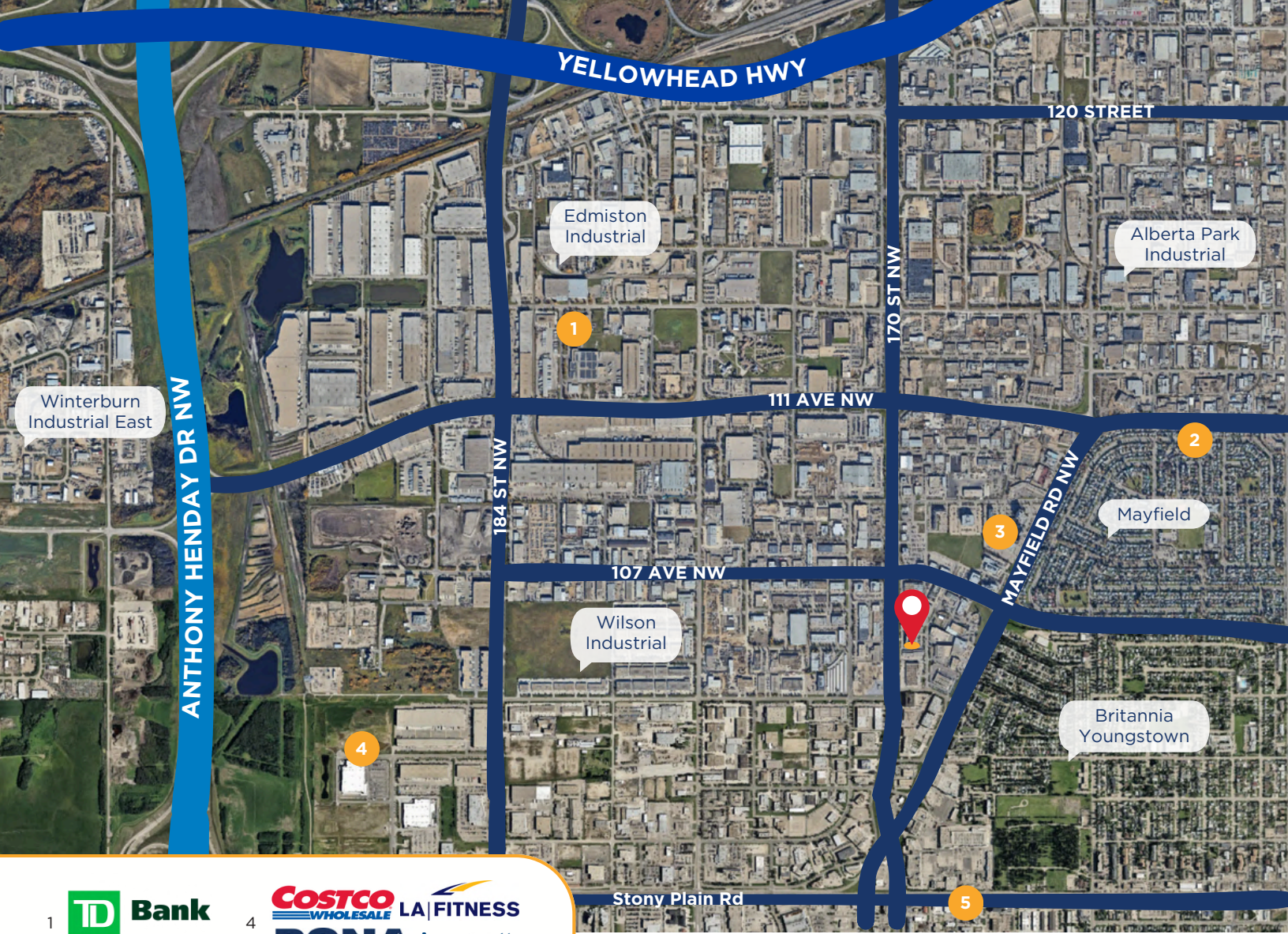
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DEMOGRAPHICS

304 10525 170 Street, Edmonton, AB

Strategically situated in the highly desirable Prince Rupert neighbourhood, this property offers convenience and accessibility. Just minutes from essential amenities, including grocery stores and dining, it is well-connected by public transit and major roadways, providing seamless access to Edmonton. This prime location ensures effortless commuting for both residents and businesses.



POPULATION
1,380
Prince Rupert Area



COMMUTE
86.7%
By Car



HOUSING
Owner: 68.8%
Renter: 31.3%



INCOME
Individual: \$52.5k
Family: \$115.3k



CONTACT:

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