

PLAZA 170

3,079 SF END CAP AVAILABLE

10027 - 170 Street, Edmonton, AB

**HIGH TRAFFIC
RETAIL CORRIDOR**



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THE OPPORTUNITY

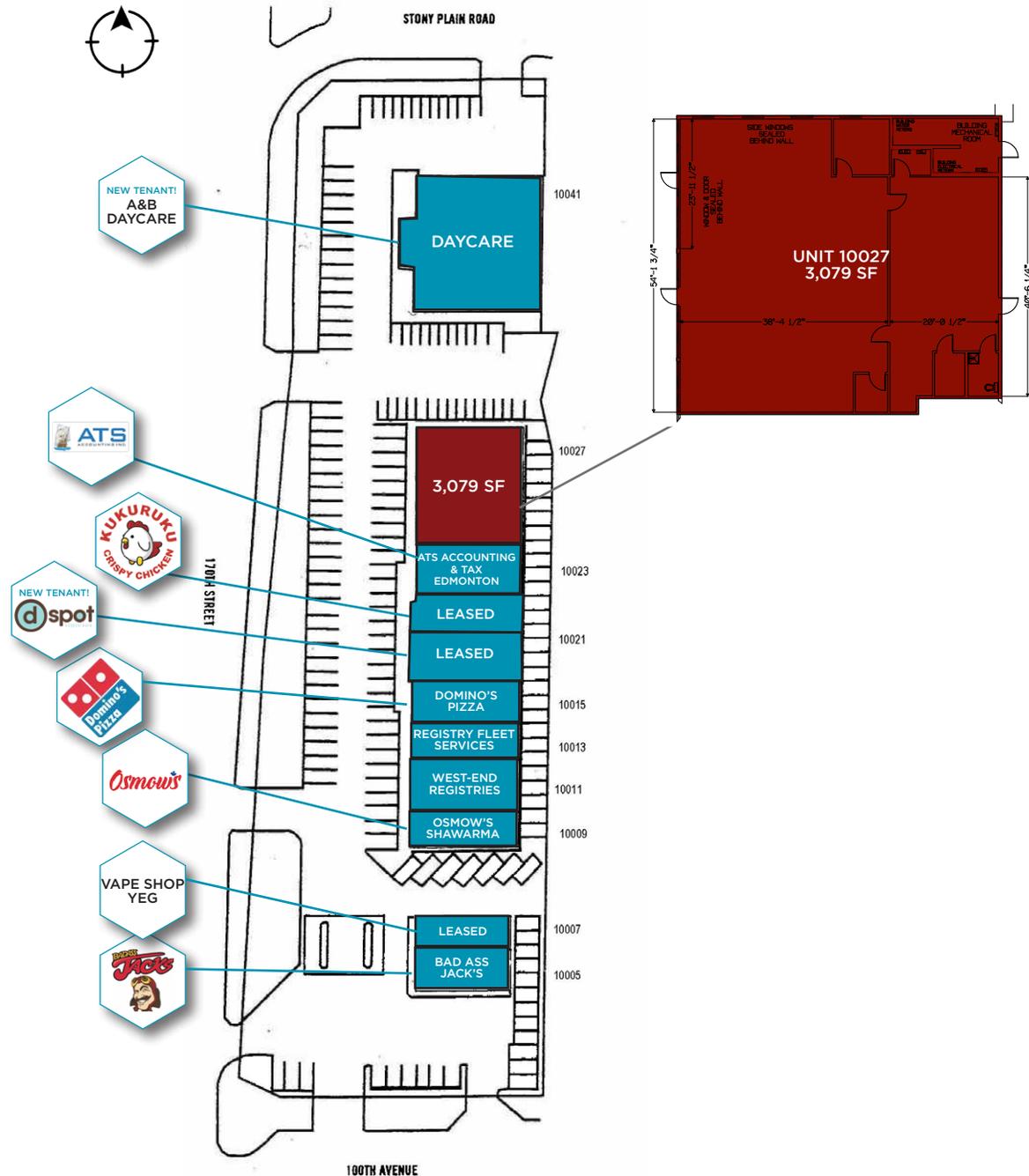
- **3,079 SF End cap unit: Available**
- Conveniently located on the high traffic intersection of 170 Street and 100 Avenue, with a traffic count of over 30,550 vehicles per day along 170 Street.
- Plaza 170 is a prime opportunity to lease space in West Edmonton's major retail nodes.
- Join Kukuruku Chicken, D-Spot, A&B Daycare, Osmow's Sharwama, Domino's Pizza, Bad Ass Jacks and many others!
- The property is exposed to 80,000 vehicles per day by being located on this high traffic corridor.
- CG General Business Zoning allows for a wide variety of uses.
- Possession available immediately.
- Site features ample on site parking.
- High exposure pylon signage available.
- Plaza 170 is located in close proximity to a large number of retailers and in close proximity to Mayfield Common.



PROPERTY DETAILS

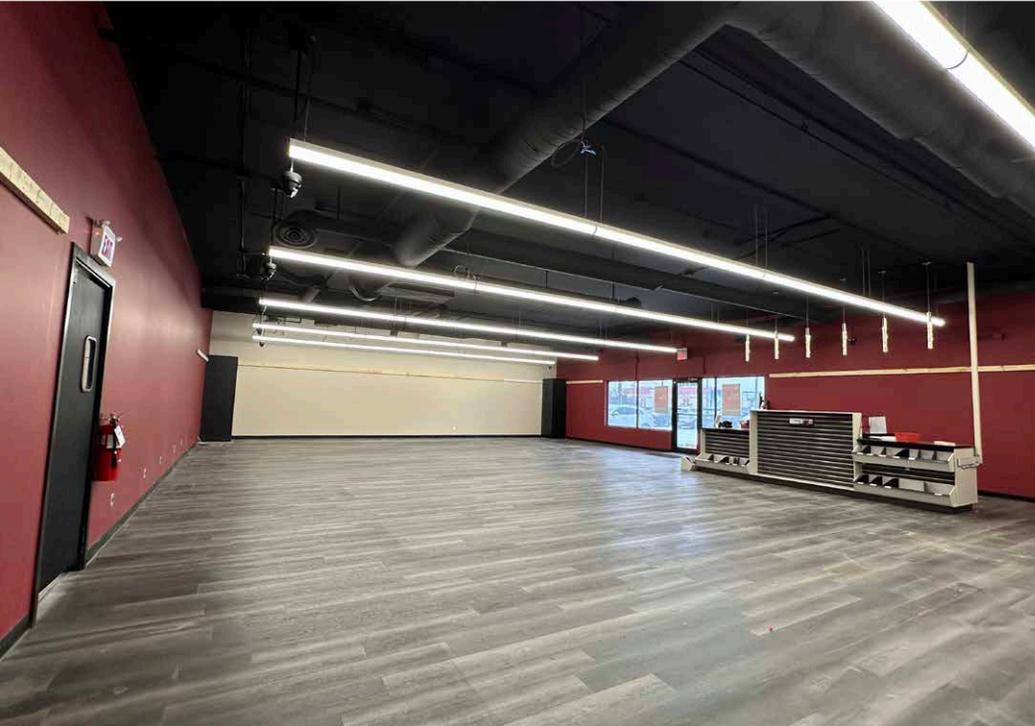
- Municipal Address:** 10007/27 170 Street NW, Edmonton, AB
- Unit Sizes:** 3,079 SF
- Legal:** Plan 8175ET, Block 39, Lot 17
- Zoning:** CG - General Commercial
- Access:** 6 Access Points
- Basic Rent:** Negotiable
- Operating Cost:** \$20.66 per SF (plus administration fee) 2025
- Parking:** 72 unreserved surface stalls
- Signage:** Fascia
- Pylon:** 2 Pylon Signs
- Availability:** Immediately
- Parking:** Ample surface parking stalls
- Other:** Across from Mayfield Common
Strong local & national tenant mix

SITE PLAN



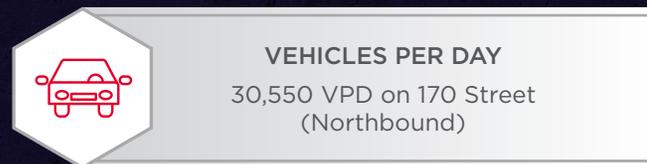
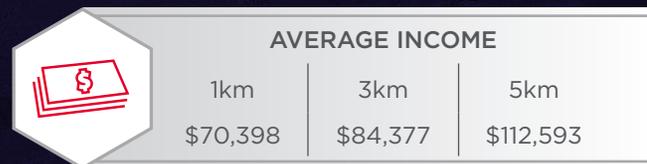
UNIT 10027 INTERIOR PHOTOS

3,079 SF





DEMOGRAPHICS





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