

FOR SALE

10951 170 STREET NW

17,418 SF RETAIL



FOR SALE

16903 110 AVENUE NW

24,316 SF OFFICE | WAREHOUSE

*Breathe*  
OUTDOORS

 CUSHMAN & WAKEFIELD  
Edmonton

# ..... **PROPERTY HIGHLIGHTS**

## **RETAIL**

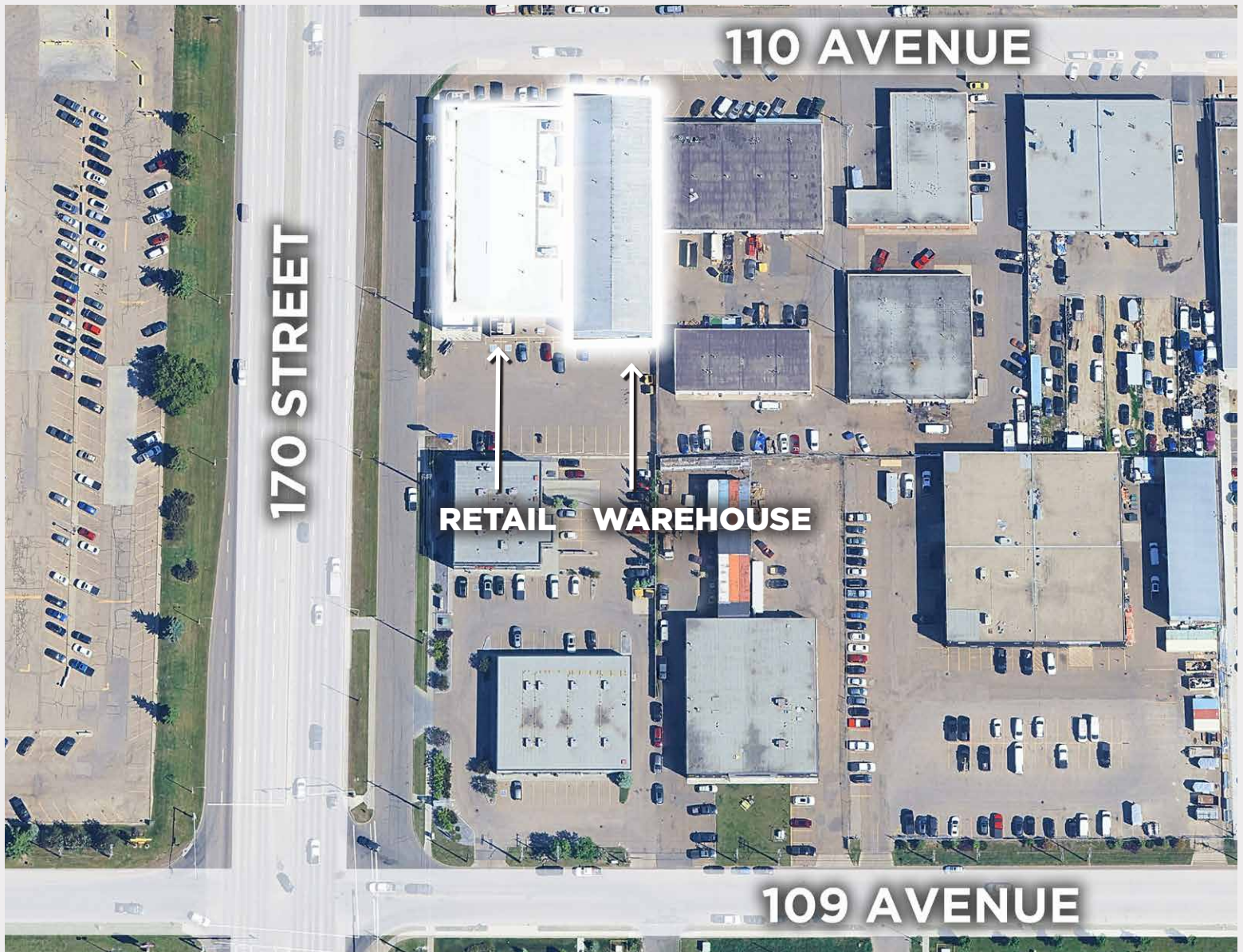
- Prime 17,418 SF freestanding retail building in Edmonton's west end with both street parking and 38 on site stalls
- Situated on a 1.18 acre lot with excellent street visibility
- 170th Street is a high-traffic location with VPD of 34,884 (2023) and strong surrounding demographics
- Ideal for showroom, service retail, distribution, or destination tenant

## **OFFICE/WAREHOUSE**

- 5,678 SF Office and 18,638 SF Warehouse
- Strategic location with proximity to major arterial roads

**AERIAL**

SALE PRICE  
**\$9,800,000**



# RETAIL

## ..... PROPERTY DETAILS

Municipal Address	10951 170 Street NW
Zoning	IM - Medium Industrial
Built	1974
Land Acres	0.50 Acres
Type	3 Star Retail Freestanding
Size	17,418 SF GLA
Stories	1
Class	C
Building Height	18'
Docks	None
Parking	Surface Lot, 15 spaces



## DEMOGRAPHICS



1,140  
**POPULATION**  
*Within 1 KM*



\$75,000  
**AVG. INCOME**  
*Within 1 KM*



463  
**HOUSEHOLDS**  
*Within 1 KM*

25,854  
**POPULATION**  
*Within 3 KM*

\$63,621  
**AVG. INCOME**  
*Within 3 KM*

11,089  
**HOUSEHOLDS**  
*Within 3 KM*

# WAREHOUSE

## PROPERTY DETAILS

Municipal Address	16903 110 Avenue NW
Zoning	IM - Medium Industrial
Built	1973
Land Acres	1.07 Acres
Type	2 Star Industrial Warehouse
RBA	24,316 SF
Stories	2
Class	C
Building Height	25'
Parking	Surface Lot, 10 spaces



## DEMOGRAPHICS



1,206  
**POPULATION**  
*Within 1 KM*



\$75,131  
**AVG. INCOME**  
*Within 1 KM*



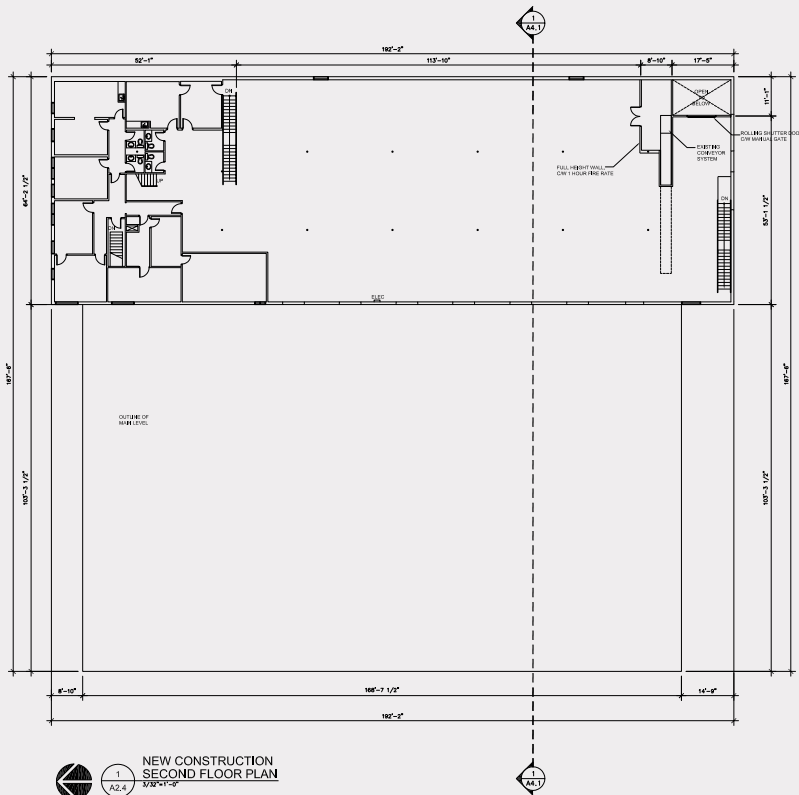
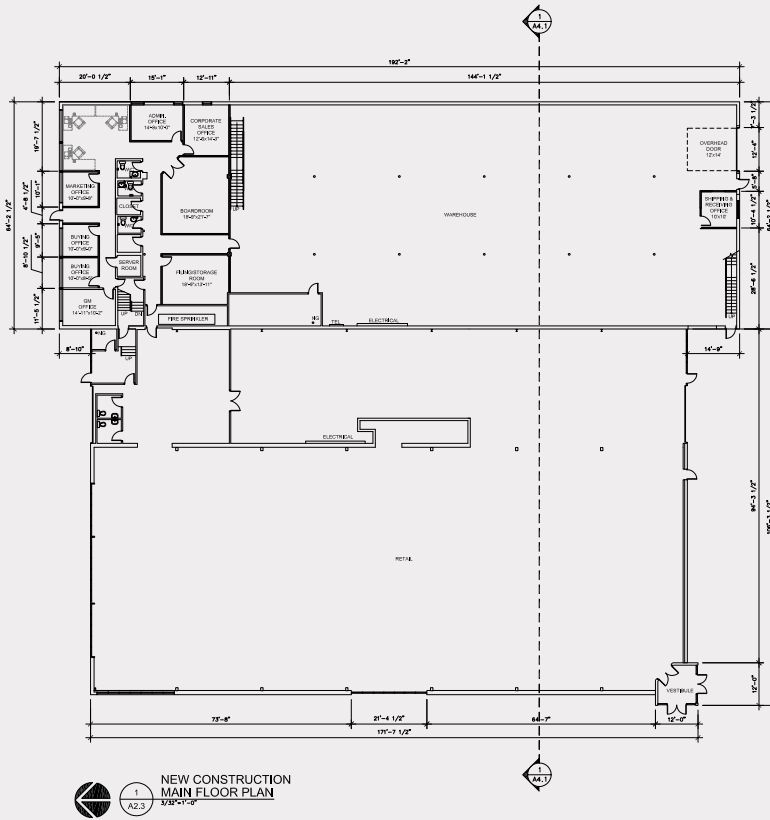
491  
**HOUSEHOLDS**  
*Within 1 KM*

26,120  
**POPULATION**  
*Within 3 KM*

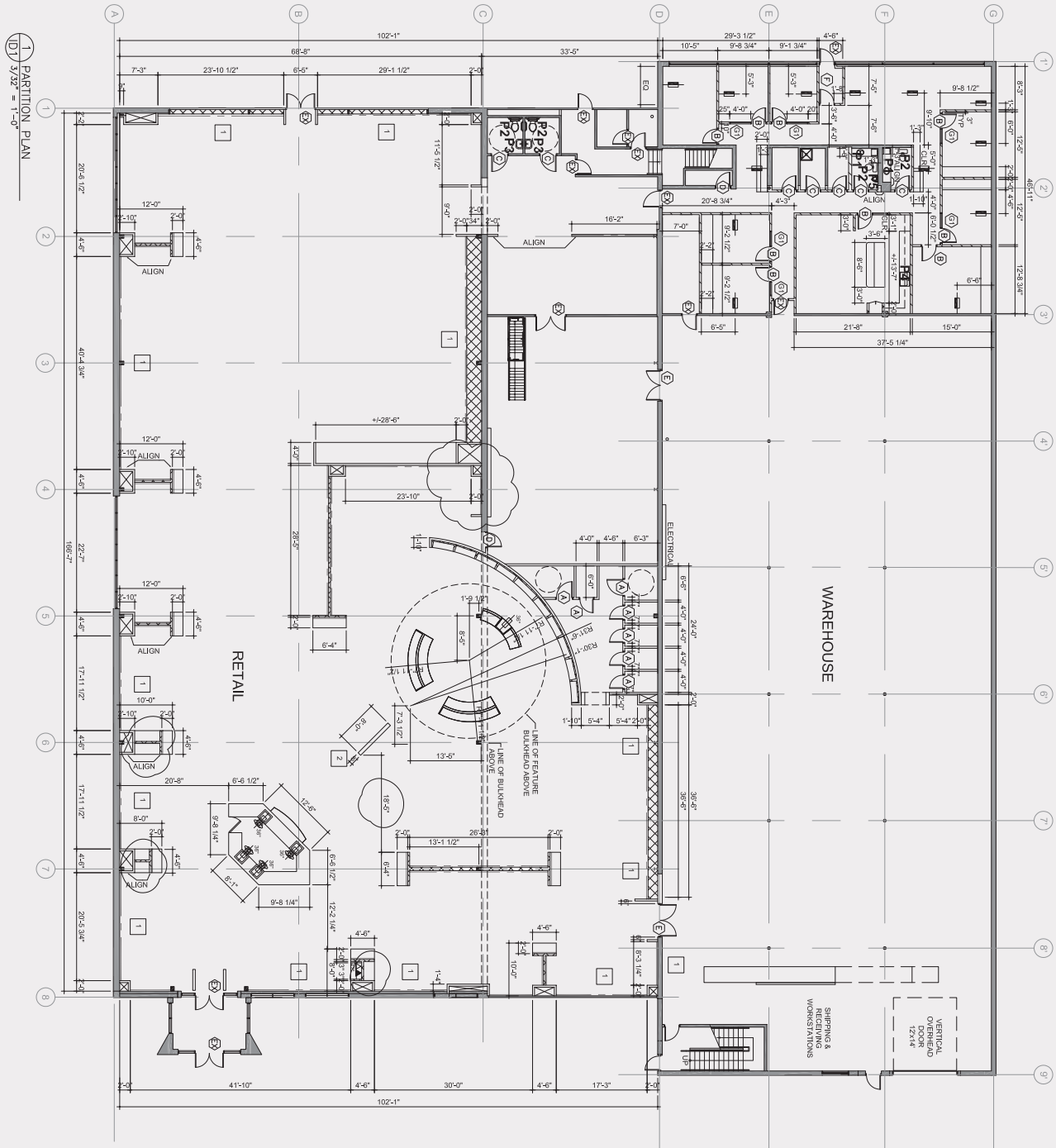
\$63,843  
**AVG. INCOME**  
*Within 3 KM*

11,192  
**HOUSEHOLDS**  
*Within 3 KM*

## FIRST FLOOR



# PARTITION PLAN



**Doug Rae**  
Partner  
780 429 9397  
doug.rae@cwedm.com

**CUSHMAN & WAKEFIELD**  
Edmonton

*Breathe*  
OUTDOORS