

FOR SALE

SHOWCASE INDUSTRIAL

10951 170 STREET NW | 16903 110 AVENUE NW

RETAIL: 17,418 SF | OFFICE & WAREHOUSE: 24,316 SF

TOTAL: 41,734 SF

PRICE REDUCTION: \$9,500,000



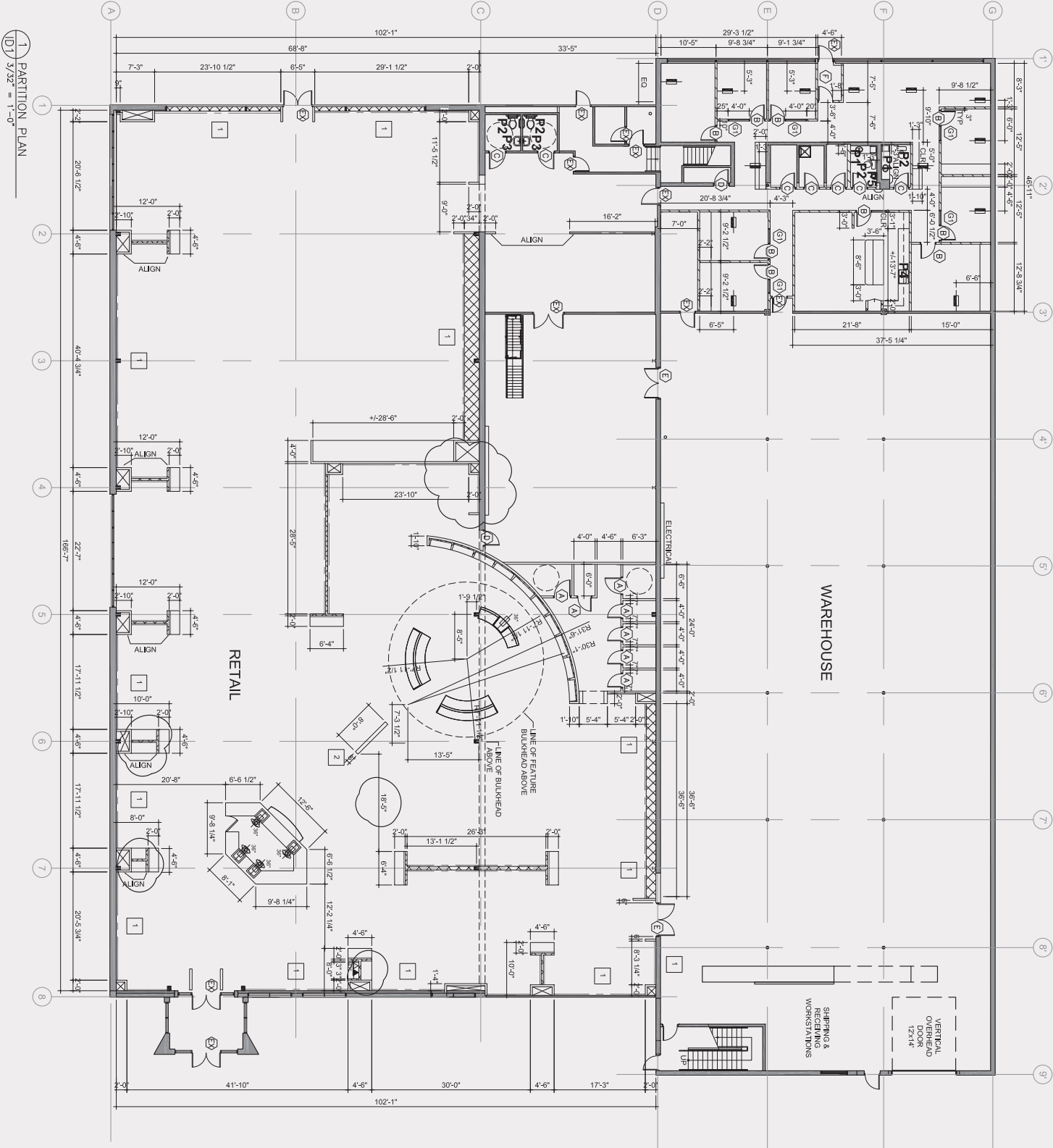
RETAIL

..... 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



PARTITION PLAN



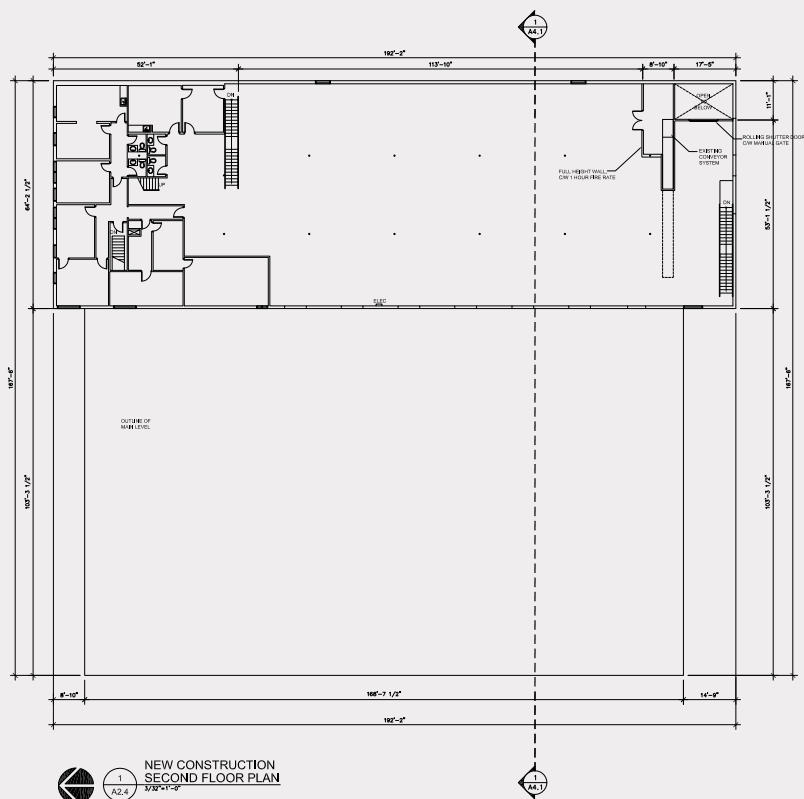
WAREHOUSE

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



FIRST FLOOR



..... PROPERTY HIGHLIGHTS

SALE PRICE
\$9,500,000

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



DEMOGRAPHICS

RETAIL



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



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

Doug Rae

Partner

780 722 6795

doug.rae@cwedmonton.com

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. September 2025