

FOR LEASE

3,831 SF RETAIL/RESTAURANT OPPORTUNITY



FORMER RESTAURANT

10011-178 ST NW, EDMONTON, AB

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

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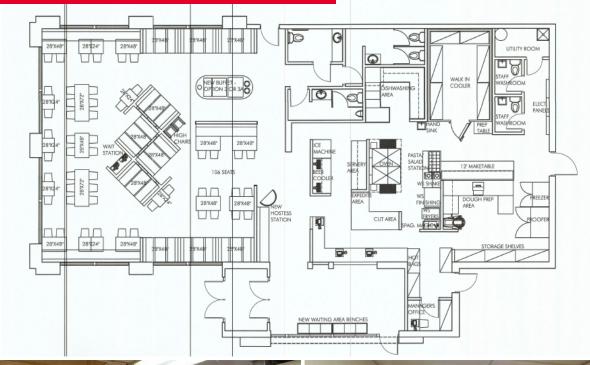
PROPERTY HIGHLIGHTS

- Freestanding building totaling 3,831 SF
- High visibility and excellent access, with traffic from Stony Plain Road and 178 Street (29,160 VPD)
- Adjacent to major shopping centres, in close proximity to hotels, and a large industrial employment base
- Nearby tenants like KFC, Sandman, Best Buy, McDonald's, Arbys, Home Depot, Canadian Tire, Superstore, Hilton, Radisson, Best Western, Days Inn, Hyatt, AUPE, and Courtyard
- Ample on-site parking with strong daytime and evening traffic

PROPERTY DETAILS

Municipal Address	10011 178 St NW, Edmonton, AB
Land Size	40,157 SF
Property Type	Freestanding
Zoning	CB - Business Commercial Zone
Parking	40+ stalls
Availability	Immediately
Property Tax	\$36,063.19 (2025)
Operating Costs	TBD
Lease Rate	Market

FLOOR PLAN (DRAFT ONLY)













DEMOGRAPHICS



POPULATION

1KM 3KM 5KM 5,250 53,152 142,309



HOUSEHOLD

1KM 3KM 5KM 2,339 20,860 53,816



VEHICLES PER DAY

178 Street: 29,160 VPD Stony Plain Rd: 33,048 VPD

KEEP IN TOUCH





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