

3,831 SF RETAIL/RESTAURANT OPPORTUNITY



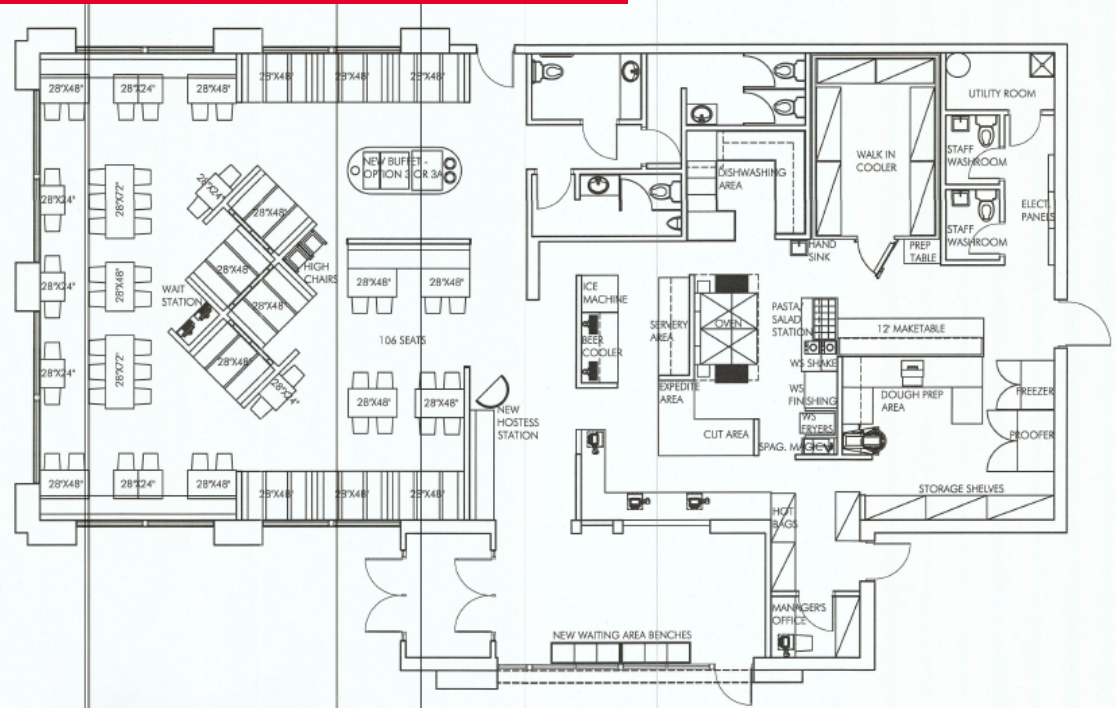
FORMER RESTAURANT

10011-178 ST NW, EDMONTON, AB

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

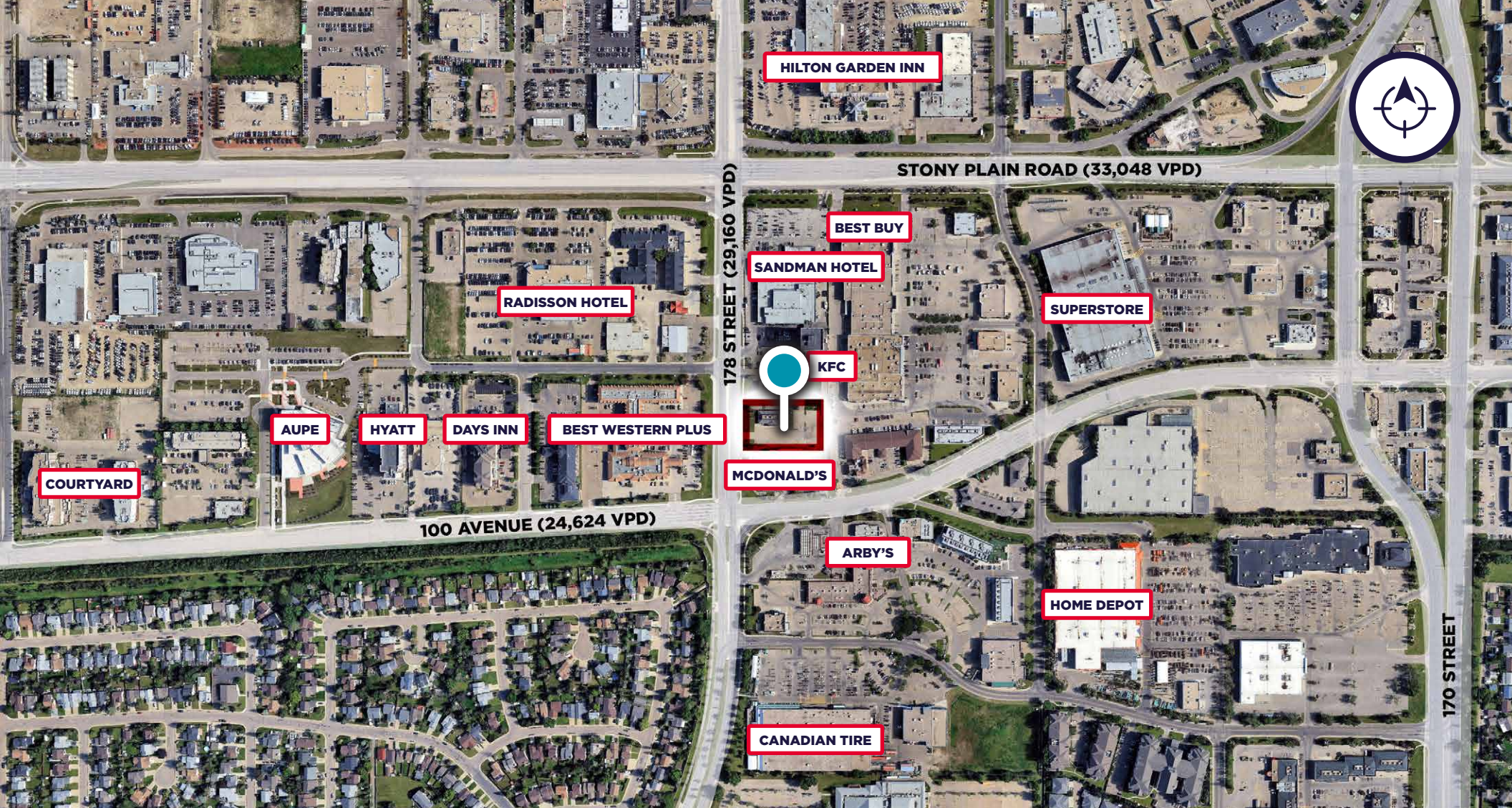
FLOOR PLAN (DRAFT ONLY)



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





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

