



Real Estate
Developments



EVER on 170th

RE/MAX
COMMERCIAL
RE/MAX EXCELLENCE
COMMERCIAL DIVISION



EVER on 170

17004 107 Avenue NW, Edmonton

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Corner Location in West Edmonton

Join Harvey's, Swiss Chalet, and Starbucks! Convenient, high traffic corner location with exceptional visibility on 170th Street. This site will feature a two-storey building, a single-storey retail building, and a standalone Starbucks. It is well suited for a variety of general retail, food & beverage, and professional users. The two-storey professional building features large windows and wide sidewalks, with ample surface parking.

- Situated at controlled intersection on a busy corner with excellent exposure on 170th Street
- Shared access with retail complex to the north
- Direct and easy access from 107th Avenue and 172nd Street
- 4 access points; 2 north, 1 south, 1 west
- Easily accessible by public transit
- A few minutes south of the Yellowhead HWY, allowing quick and easy access to the Anthony Henday Drive
- 15 minute drive to Downtown Edmonton, and only a few minutes from West Edmonton Mall



Demographics (2018)



POPULATION

5KM
128,291



ANNUAL CONSUMER SPENDING

5KM
\$5.36 MILL



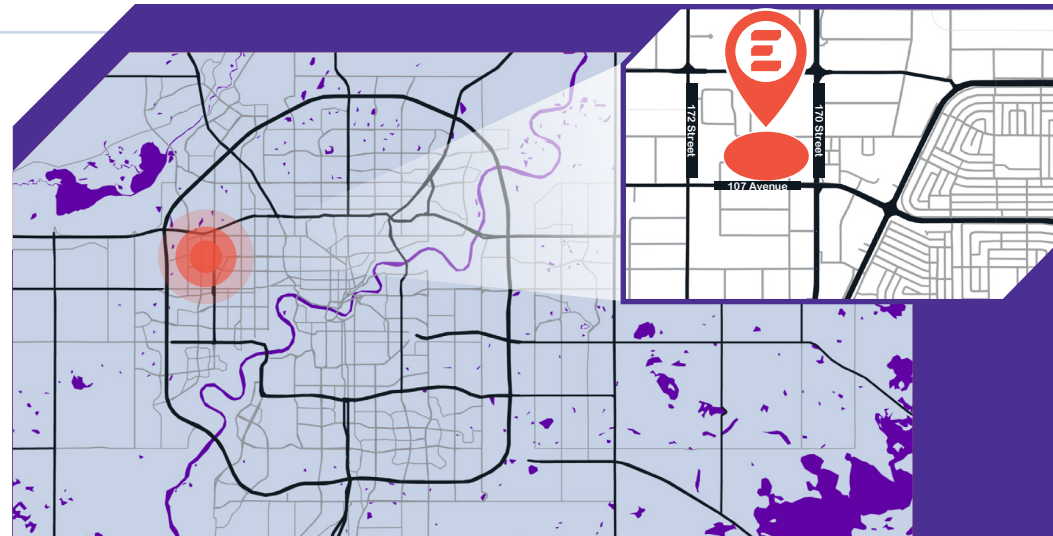
BUSINESSES & EMPLOYEES

5KM 5KM
5,770 Businesses 84,460 Employees



VEHICLES PER DAY

170 Street 107 Avenue
29,800 VPD 16,000 VPD



SITE PROGRESS - OCTOBER 2024

BUILDING A
Two Storey Office + Main Floor Retail

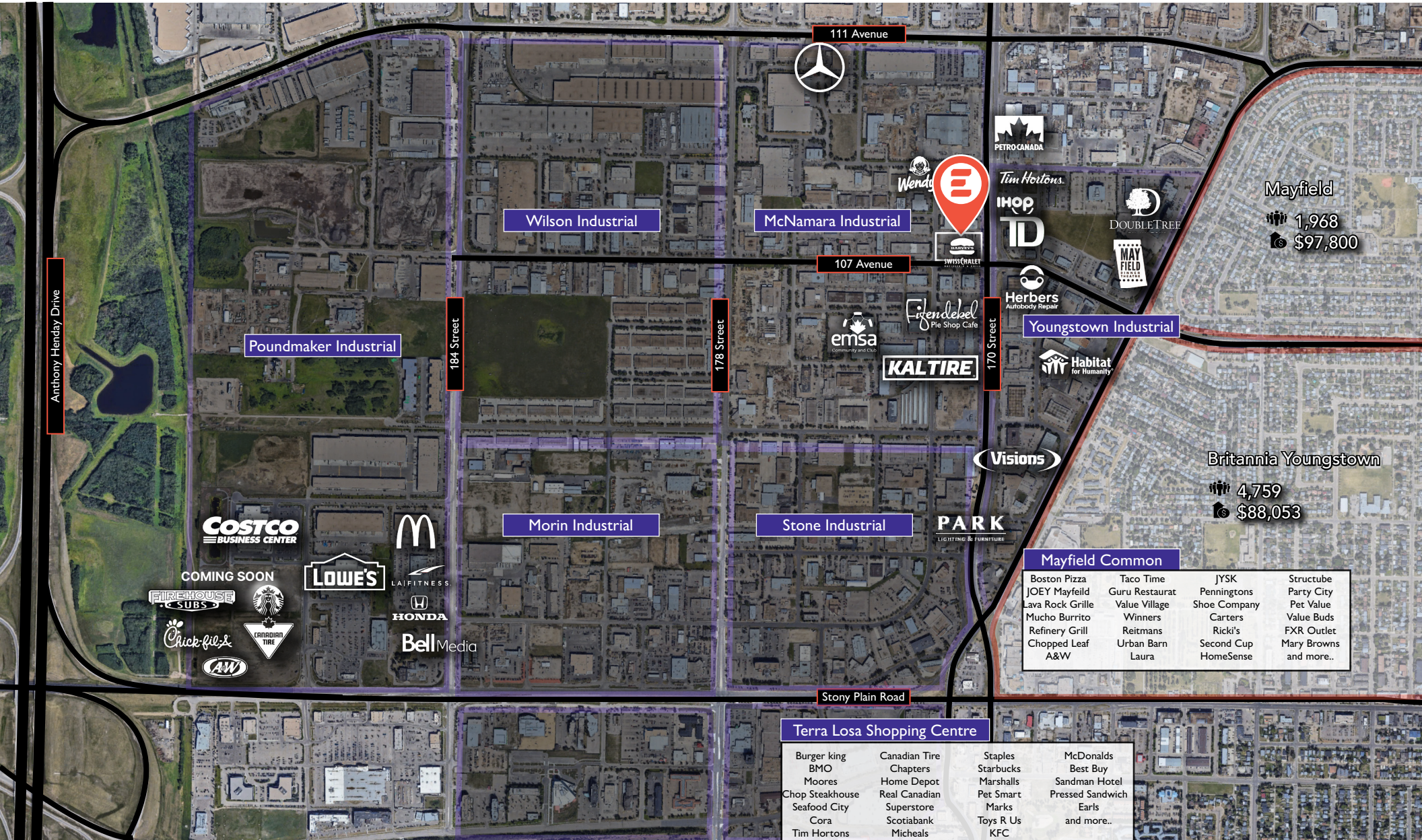


BUILDING B
Single Storey CRU + Restaurant with Patio



BUILDING C
Starbucks





Mayfield
 1,968
 \$97,800

Britannia Youngstown
 4,759
 \$88,053

- Mayfield Common**
- | | | | |
|------------------|-----------------|--------------|-------------|
| Boston Pizza | Taco Time | JYSK | Structube |
| JOEY Mayfield | Guru Restaurant | Penningtons | Party City |
| Lava Rock Grille | Value Village | Shoe Company | Pet Value |
| Mucho Burrito | Winners | Carters | Value Buds |
| Refinery Grill | Reitmans | Rick's | FXR Outlet |
| Chopped Leaf | Urban Barn | Second Cup | Mary Browns |
| A&W | Laura | HomeSense | and more.. |

- Terra Losa Shopping Centre**
- | | | | |
|-----------------|---------------|-----------|------------------|
| Burger King | Canadian Tire | Staples | McDonalds |
| BMO | Chapters | Starbucks | Best Buy |
| Moore's | Home Depot | Marshalls | Sandman Hotel |
| Chop Steakhouse | Real Canadian | Pet Smart | Pressed Sandwich |
| Seafood City | Superstore | Marks | Earls |
| Cora | Scotiabank | Toys R Us | and more.. |
| Tim Hortons | Micheals | KFC | |

LEGAL DESCRIPTION

Lot 4A, Block 2, Plan 8023090

ZONING

BE - Business Employment

PARKING

131 Paved Surface Stalls

AVAILABILITY

Fall 2024

LEASE RATE

Market

DEVELOPMENT SIZE

29,952 SF +/-
and existing Harvey's & Swiss Chalet

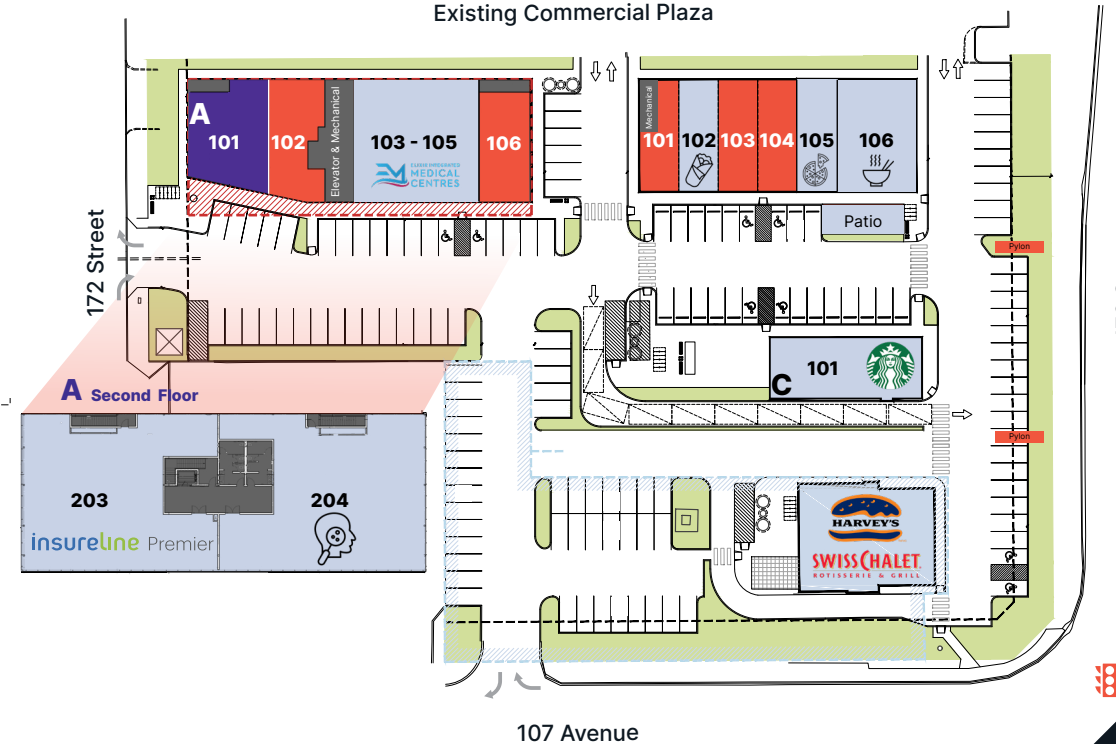
LAND AREA

2.58 acres +/-

SITE PLAN

FOR LEASE PENDING LEASED

Existing Commercial Plaza



SITE PLAN HIGHLIGHTS

- Unit sizes starting at 888 SF ±
- 131 surface parking stalls (est.)
- 4 access points and corner exposure
- Pylon signs with exposure to 170 Street

BUILDING A

Main level CRUs

101	LIQUOR STORE
102	1,642 SF ±
103 - 105	ELIXIR MEDICAL CENTRES & PHARMACY
106	1,420 SF ±

Second level offices

203	INSURELINE PREMIER
204	DERMATOLOGY CLINIC

BUILDING B

Single Storey CRUs

101	888 SF ±
102	SHAWARMA & MEDITERRANEAN FLAVOURS
103	1,088 SF ±
104	1,088 SF ±
105	PIZZA PALAZZO
106	VIETNAMESE RESTAURANT

BUILDING C

Drive-thru restaurant

101	STARBUCKS - NOW OPEN!
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Unit sizes will be confirmed upon completion of construction by surveyor.

Please contact us for details and turn-key solutions.

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Newsletter



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