



Real Estate
Developments



EVER on 170th

REMAX
COMMERCIAL
Excel

LAST UNIT
PENDING

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 is comprised of 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 convenient access to the Anthony Henday Drive
- 15 minute drive to Downtown Edmonton, and only a few minutes from West Edmonton Mall



Demographics (2023)



POPULATION

1KM	3KM	5KM
1,186	29,254	97,701



ANNUAL CONSUMER SPENDING

5KM
\$5.36 MILL



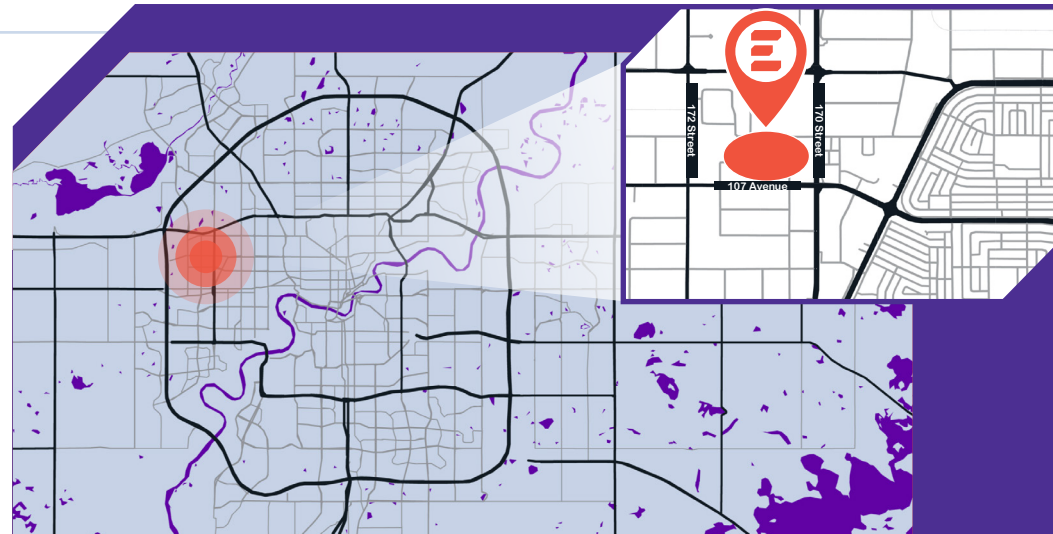
BUSINESSES & EMPLOYEES

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

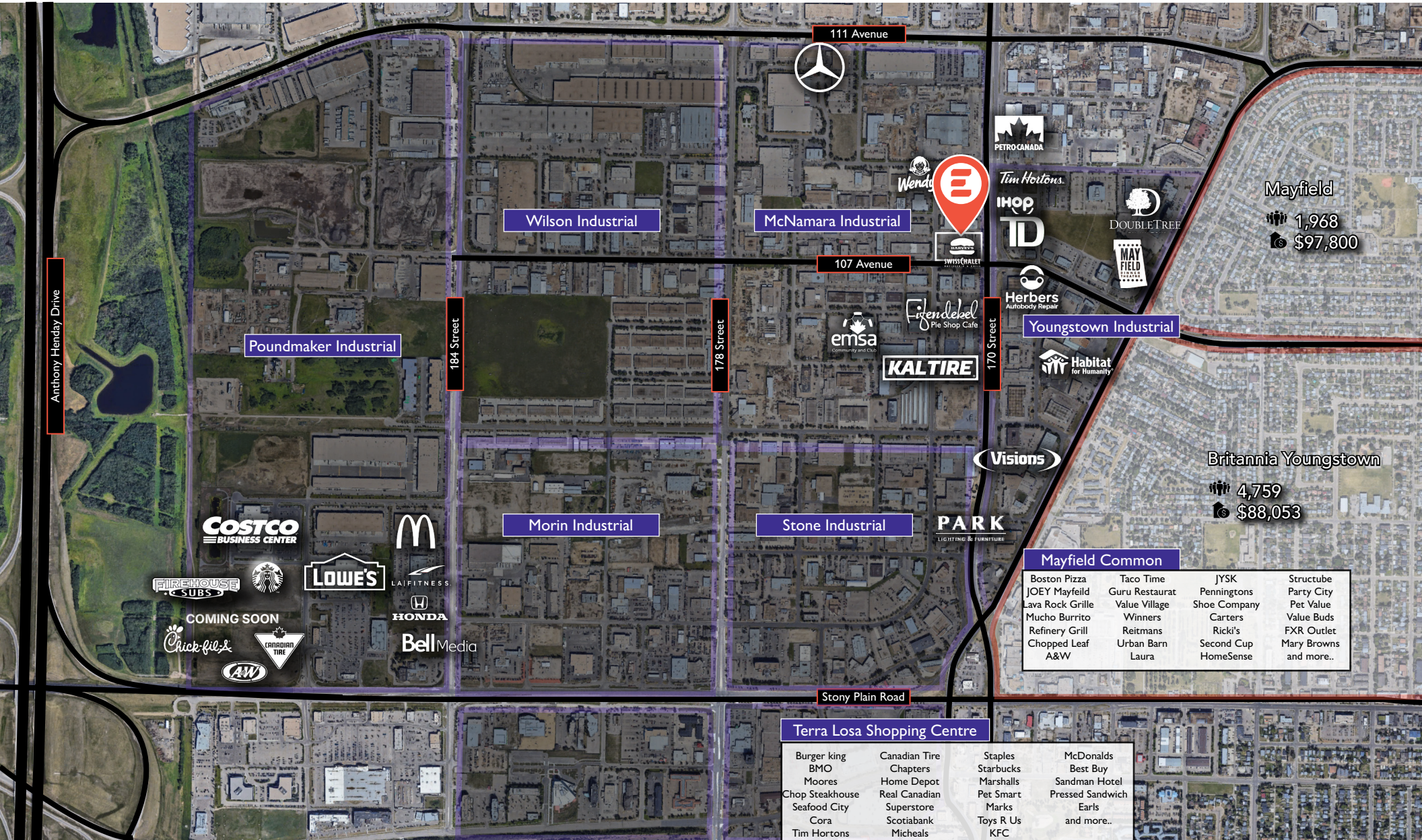


VEHICLES PER DAY

170 Street	107 Avenue
31,536 VPD	17,064 VPD



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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	Ricki's	FXR Outlet
Chopped Leaf	Urban Barn	Second Cup	Mary Browns
A&W	Laura	HomeSense	and more..

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	

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LEGAL DESCRIPTION

Lot 4A, Block 2, Plan 8023090

ZONING

BE - Business Employment

PARKING

131 Paved Surface Stalls

AVAILABILITY

Immediate

LEASE RATE

Market

DEVELOPMENT SIZE

31,934 SF +/- (New Development)
plus existing Harvey's & Swiss Chalet

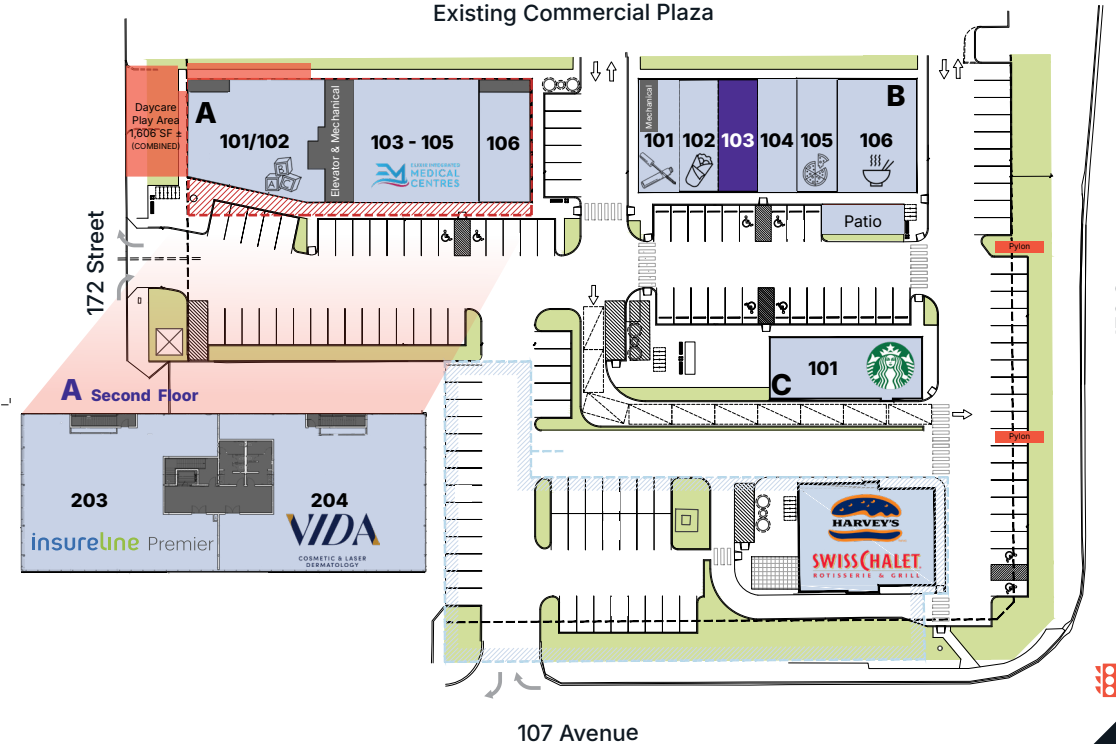
LAND AREA

2.58 acres +/-

SITE PLAN

FOR LEASE PENDING LEASED

Existing Commercial Plaza



SITE PLAN HIGHLIGHTS

- Final units remaining
- 131 surface parking stalls (est.)
- 4 access points and corner exposure
- Pylon signs with exposure to 170 Street

BUILDING A

Main level CRUs

101/102	WISDOM TREE CHILD CARE & OSC
103 - 105	ELIXIR MEDICAL CENTRES & PHARMACY
106	DENTAL CLINIC

Second level offices

203	INSURELINE PREMIER
204	VIDA DERMATOLOGY

BUILDING B

Single Storey CRUs

101	URBAN BROW
102	SHAWARMA & MEDITERRANEAN FLAVOURS
103	PENDING
104	NEAR NERD
105	PIZZA PALAZZO
106	NGU BINH VIETNAMESE CUISINE

BUILDING C

Drive-thru restaurant

101	STARBUCKS
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