



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 national coffee drive thru, 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



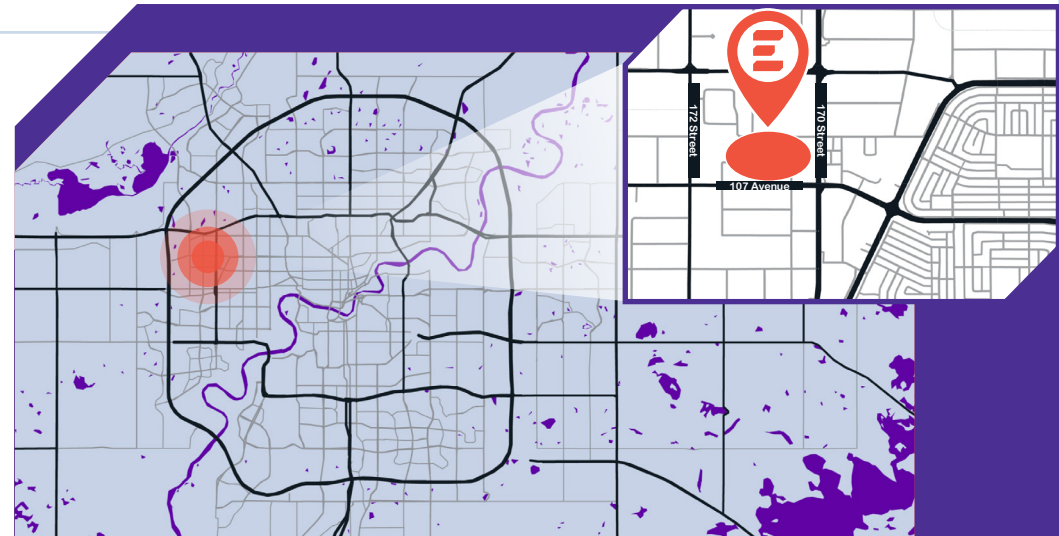
BUSINESSES & EMPLOYEES

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



VEHICLES PER DAY

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



BUILDING B

Single Story CRU + Restaurant with Patio



BUILDING A

Professional office & main level retail



BUILDING C

Drive-Thru





LEGAL DESCRIPTION

Lot 4A, Block 2, Plan 8023090

ZONING

BE - Business Employment

PARKING

131 Paved Surface Stalls

AVAILABILITY

Summer 2024 (est.)

LEASE RATE

Market

DEVELOPMENT SIZE

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

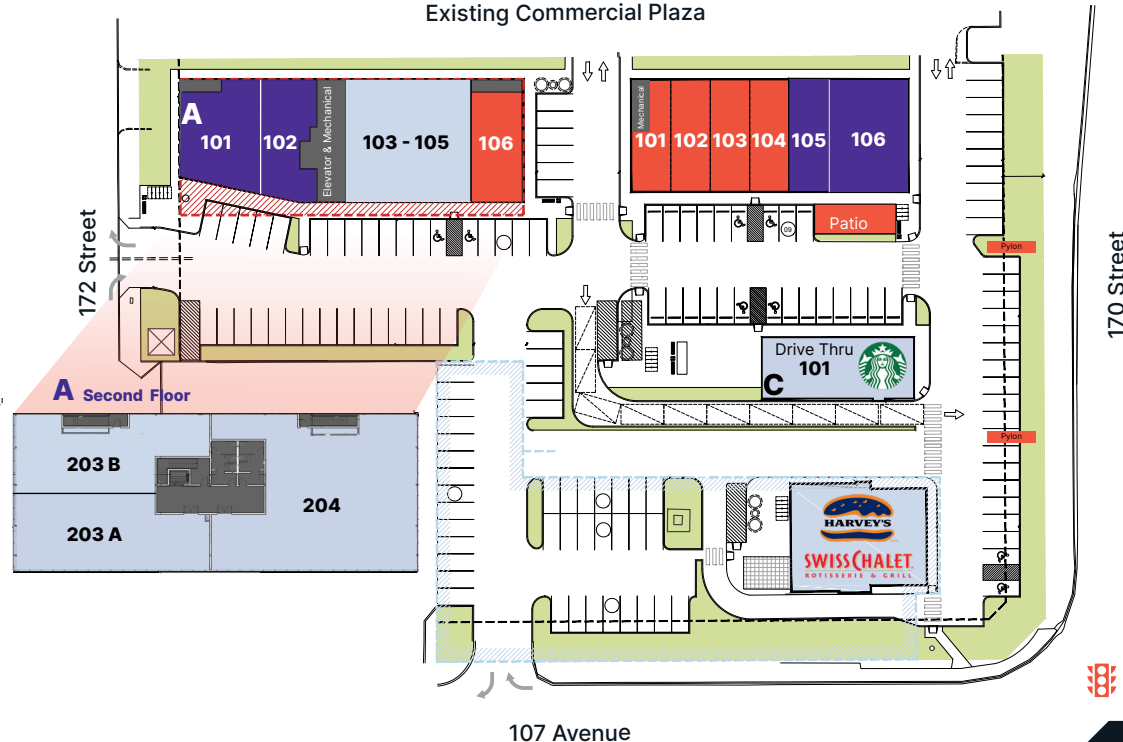
LAND AREA

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
- Addition of new drive thru (Starbucks)
- Common washrooms and lobby on second floor of Building A

BUILDING A

Main level CRUs

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

Second level offices

203 A	OFFICE
203 B	INSURELINE
204	DERMATOLOGY CLINIC

BUILDING B

Single Storey CRUs

101	888 SF ±
102	1,088 SF ±
103	1,088 SF ±
104	1,088 SF ±
105	PIZZA RESTAURANT
106	VIETNAMESE RESTAURANT

BUILDING C

Drive-thru restaurant

101	STARBUCKS
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Please note that development plans are subject to change and unit sizes will be confirmed at time of possession.

Please contact us for details and turn-key solutions.

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