



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, and ample surface parking.

- Situated at controlled intersection on a busy corner with excellent exposure
- Shared access with retail complex to the north
- Direct and easy access from 107 Avenue and 170 Street
- Easily accessible by public transit
- A few minutes south of the Yellowhead HWY, allowing quick and easy access to the Anthony Henday
- 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



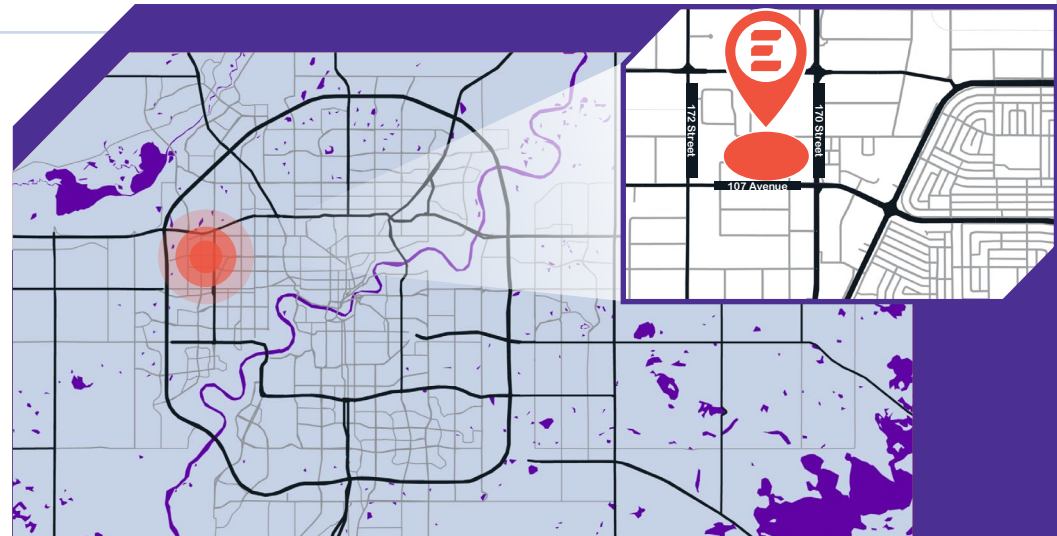
BUSINESSES & EMPLOYEES

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

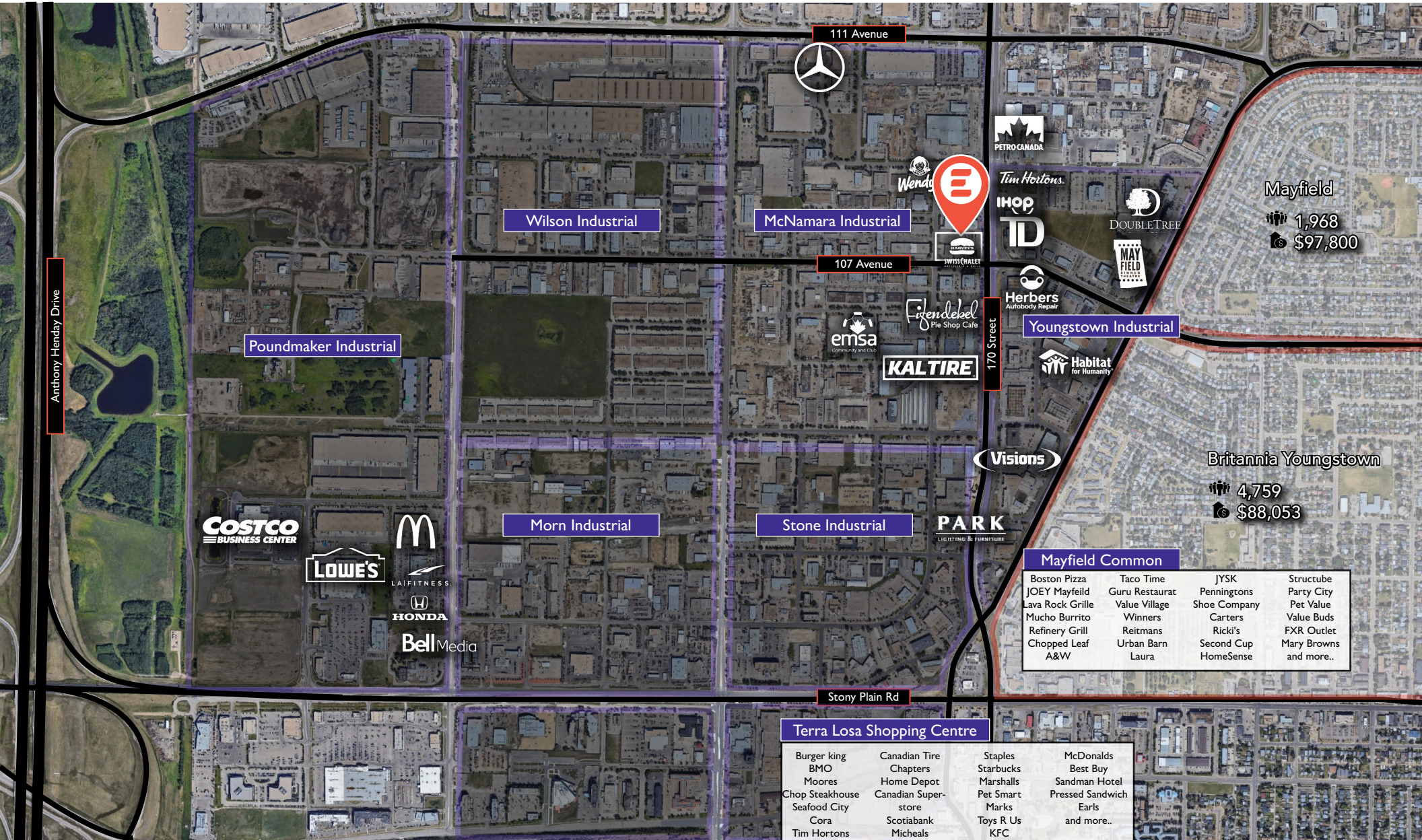
Professional office & main level retail



BUILDING C

Drive-Thru





LEGAL DESCRIPTION

Lot 4A, Block 2, Plan 8023090

ZONING

IB - Industrial Business

PARKING

131 Paved Surface Stalls

AVAILABILITY

Q2 2024 (est.)

LEASE RATE
Market

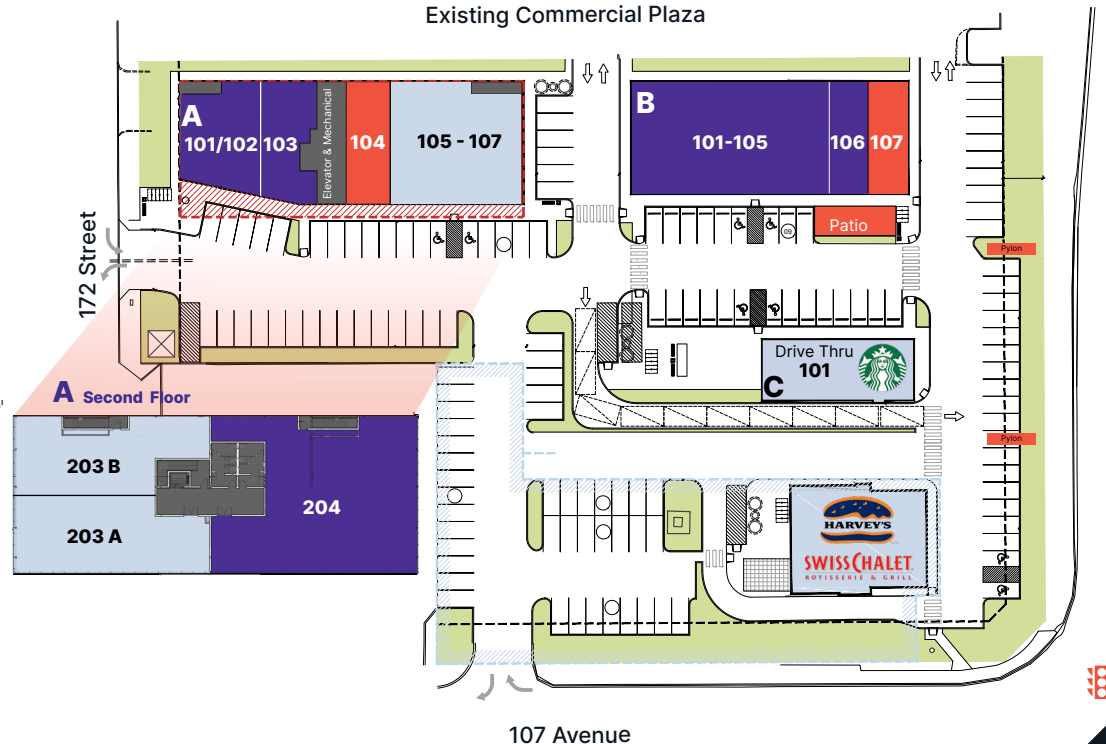
DEVELOPMENT SIZE
33,433 SF +/-
and existing Harvey's & Swiss Chalet

LAND AREA
2.58 acres +/-

SITE PLAN

FOR LEASE PENDING LEASED

Existing Commercial Plaza



SITE PLAN HIGHLIGHTS

- Unit sizes starting at 901 SF ±
- 131 surface parking stalls (est.)
- 4 access points and corner exposure
- 2 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

101/102	LIQUOR STORE
103	FINANCIAL OFFICE
104	1,371SF ±
105 - 107	ELIXIR MEDICAL CENTRES

Second level offices

203 A	RE/MAX EXCELLENCE
204 B	INSURELINE
204	DERMATOLOGY

BUILDING B

Single Storey CRUs

101-105	RESTAURANT & BANQUET FACILITY
106	PIZZA
107	1,163 SF ±

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.

Sign Up
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