



Real Estate  
Developments

**RE/MAX**  
COMMERCIAL  
RE/MAX EXCELLENCE  
COMMERCIAL DIVISION

**SECOND FLOOR OFFICE**  
**FLASH SALE PRICES**

**\$310 PSF - \$360 PSF**

\*Each unit includes one parking stall\*

**PLAZA 167**

4363 167 Avenue, Edmonton AB

Office | Medical  
Flash Sale  
Second Floor

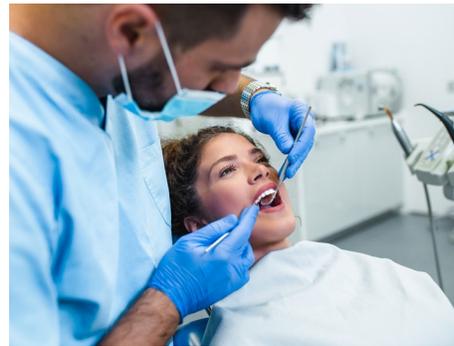
# PLAZA 167

4363 167 Avenue, Edmonton AB

## Second & Third Floor Units for Sale in Busy Retail & Professional Centre

Shadow-anchored by Save-On-Foods, Plaza 167 is a bustling retail and professional site with high daytime traffic. Easily accessible from the Anthony Henday and Yellowhead Trail and surrounded by large residential population, Plaza 167 is an ideal destination for specialty medical professionals, boutique fitness, learning centres, and professional office users.

- Shadow anchored by Save On Foods
- Located in Brintnell, one of the fastest growing communities in Edmonton with high average income of \$112,205
- Easily accessible from Anthony Henday Drive and Manning Drive
- Heated underground titled parking available
- Multiple schools and recreation sites are nearby
- Exceptional building and pylon signage opportunities are available
- Modern building constructed in 2017
- Fiber optic ultra high-speed internet
- Common area washrooms



### Demographics (2018)



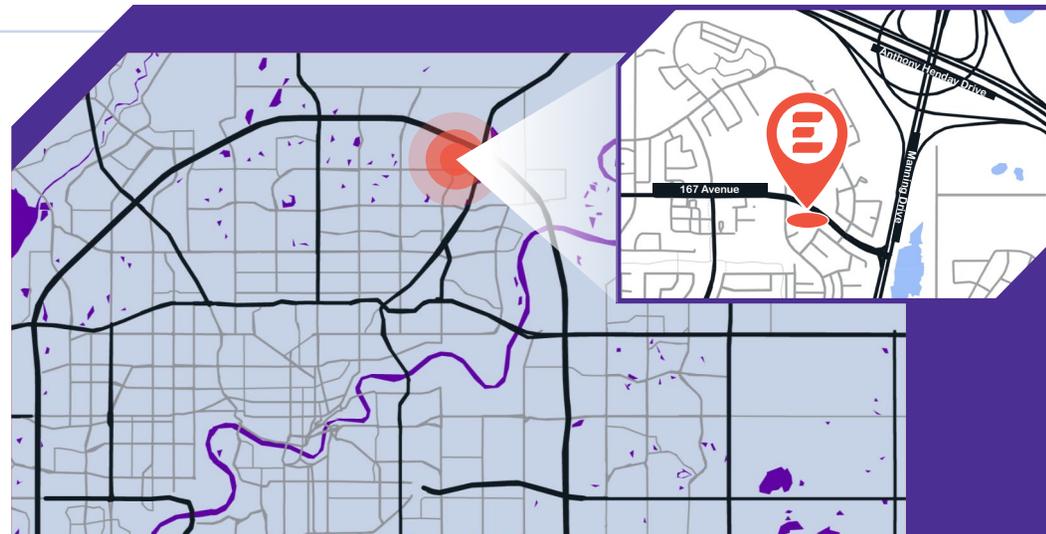
#### POPULATION

1KM	3KM	5KM
11,893	89,973	190,273



#### VEHICLES PER DAY

167 Ave	Manning Drive	Anthony Henday Dr
9,500 VPD	27,000 VPD	25,700 VPD



**Office/Medical/Fitness  
Flash Sale  
Second Floor**

**Interior Elevator**



**Unit 202**



**Medical Specialist  
Massage  
Dental Clinic  
Optometrist  
Chiropractor  
Fitness Centre  
Yoga Studio**

**Legal Office  
Accounting Services  
Respite Care  
Learning Centre  
Financial Advisor**

**Unit 201**



**Underground Parkade**



**Second Floor Entrance**





# Office/Medical/Fitness Flash Sale Second Floor



Real Estate  
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### LEGAL DESCRIPTION

Condo Plan 1823461

### ZONING

CB2

### PARKING RATIO

1:4.5

### Property Management

Avison Young

### SALE PRICE

Starting at \$310 PSF

### UNDERGROUND STALL

\$25,000

### CONDO FEES

\$6.10 PSF 2021 (excluding property taxes)

FOR SALE

PENDING

## Second Level

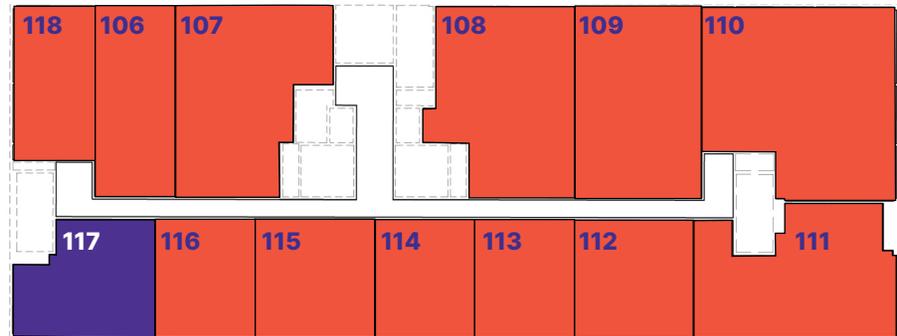
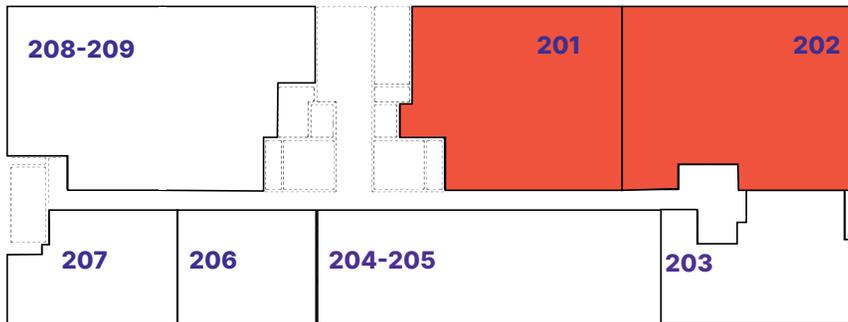
### BUILDING A - Second Floor

<b>201</b>	2,519 SF ±	\$335 PSF	<b>206</b>	ESS ACCOUNTING & GUIDED PATH COUNSELLING
<b>202</b>	2,766 SF ±	\$335 PSF	<b>207</b>	CAPITAL INSURANCE BROKERS
<b>203</b>	SOLD		<b>208-209</b>	WIC PHYSIOTHERAPY
<b>204-205</b>	SOLD			

## Third Level (Possession Q4 2022)

### BUILDING A - Third Floor

<b>106</b>	947 SF ±	\$326,715	<b>110</b>	2,131 SF ±	\$767,160	<b>114</b>	743 SF ±	\$248,905
<b>107</b>	1,561 SF ±	\$538,545	<b>111</b>	1,464 SF ±	\$512,400	<b>115</b>	883 SF ±	\$295,805
<b>108</b>	1,560 SF ±	\$538,200	<b>112</b>	883 SF ±	\$295,805	<b>116</b>	743 SF ±	\$248,905
<b>109</b>	1,518 SF ±	\$523,710	<b>113</b>	743 SF ±	\$248,905	<b>117</b>	937 SF ±	PENDING
						<b>118</b>	786 SF ±	\$282,960



## Main Level (Existing Businesses)

### BUILDING A

ONE67 DENTAL  
LUCID CANNABIS  
STRIDE PHYSIOTHERAPY  
ROYAL PIZZA  
FRICK'N CHICK'N BBQ

### BUILDING B

AMY'S DAYCARE  
NEW INDIAN SWEETS  
ECONO LIQUOR

### BUILDING C

IDA PHARMACY  
DX MEDICAL CENTRES

### BUILDING D

ULTRA CARWASH

P167 22.07.04

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