



Real Estate  
Developments



EVER on 170th

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

Limited Retail  
Vacancy

**EVER on 170**

17004 107 Avenue NW, Edmonton



Retail &  
Professional  
Immediate



# EVER on 170<sup>th</sup>

17004 107 Avenue NW, Edmonton

## 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 (2018)



### POPULATION

5KM  
128,291



### ANNUAL CONSUMER SPENDING

5KM  
\$5.36 MILL



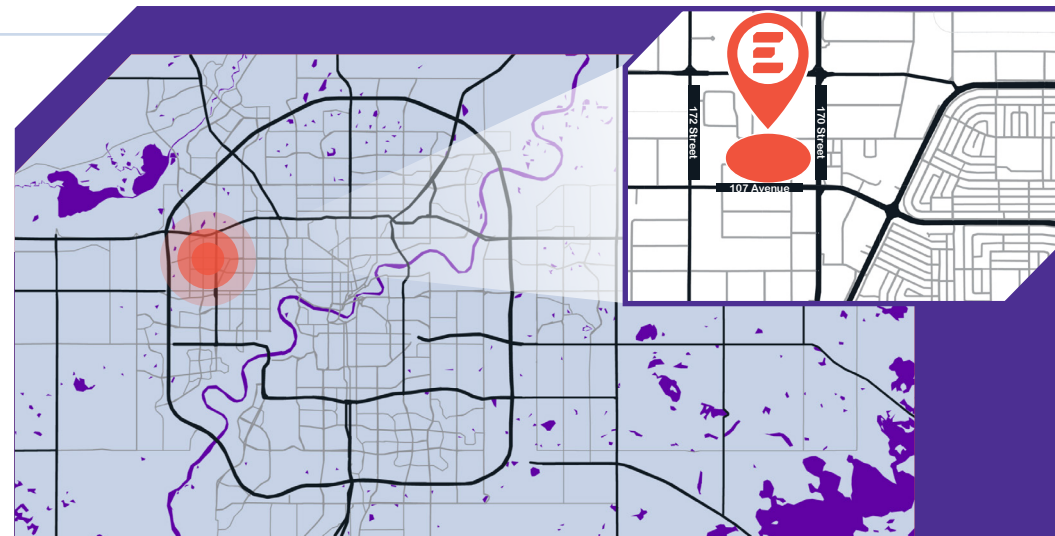
### BUSINESSES & EMPLOYEES

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



### VEHICLES PER DAY

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



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## SITE PHOTOS



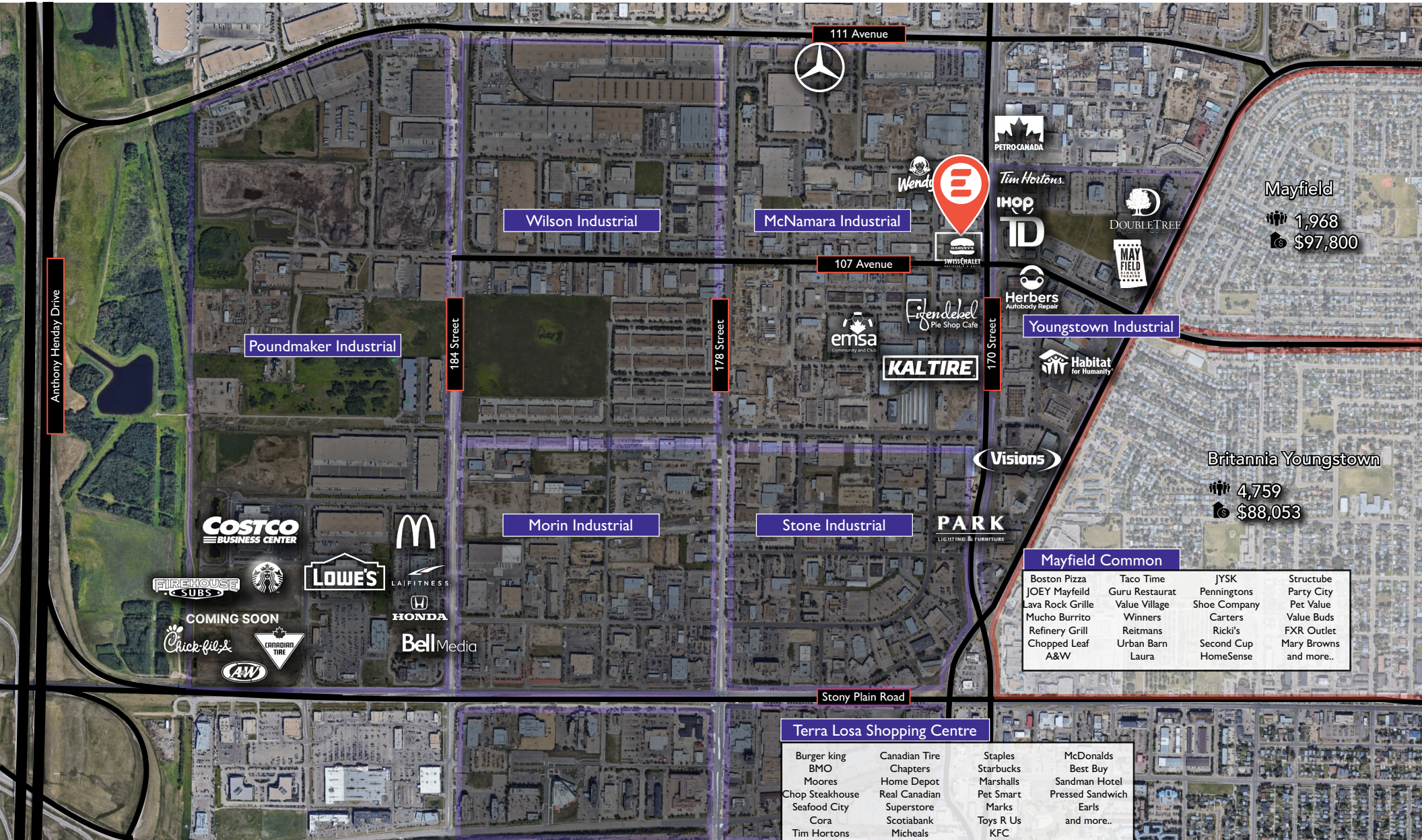
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EVER on 170th



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	

**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

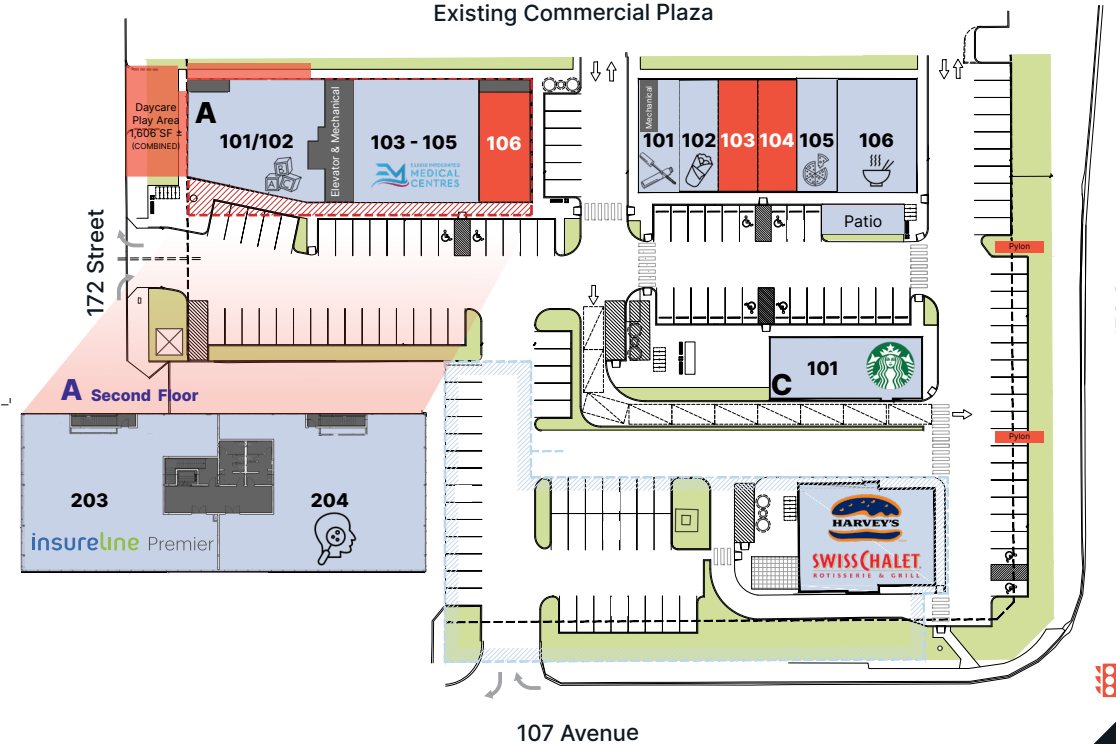
**LAND AREA**

2.58 acres +/-

# SITE PLAN

FOR LEASE    PENDING    LEASED

Existing Commercial Plaza



## SITE PLAN HIGHLIGHTS

- Available unit sizes starting at 1,103 SF ±
- 131 surface parking stalls (est.)
- 4 access points and corner exposure
- Pylon signs with exposure to 170 Street

**BUILDING A**

Main level CRUs

101/102	WISDOM TREE CHILD CARE & OSC
103 - 105	ELIXIR MEDICAL CENTRES & PHARMACY
106	1,437 SF ±

Second level offices

203	INSURELINE PREMIER
204	DERMATOLOGY CLINIC

**BUILDING B**

Single Storey CRUs

101	BROW/LASH SPA
102	SHAWARMA & MEDITERRANEAN FLAVOURS
103	1,109 SF ±
104	1,103 SF ±
105	PIZZA PALAZZO
106	LA PARFUM VIETNAMESE RESTAURANT

**BUILDING C**

Drive-thru restaurant

101	STARBUCKS - NOW OPEN!
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