



Real Estate
Developments



EVER on 170th

RE/MAX
COMMERCIAL
RE/MAX EXCELLENCE
COMMERCIAL DIVISION



EVER on 170

17004 107 Avenue NW, Edmonton

Retail & Professional
Summer 2024



EVER on 170th

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 will feature 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 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



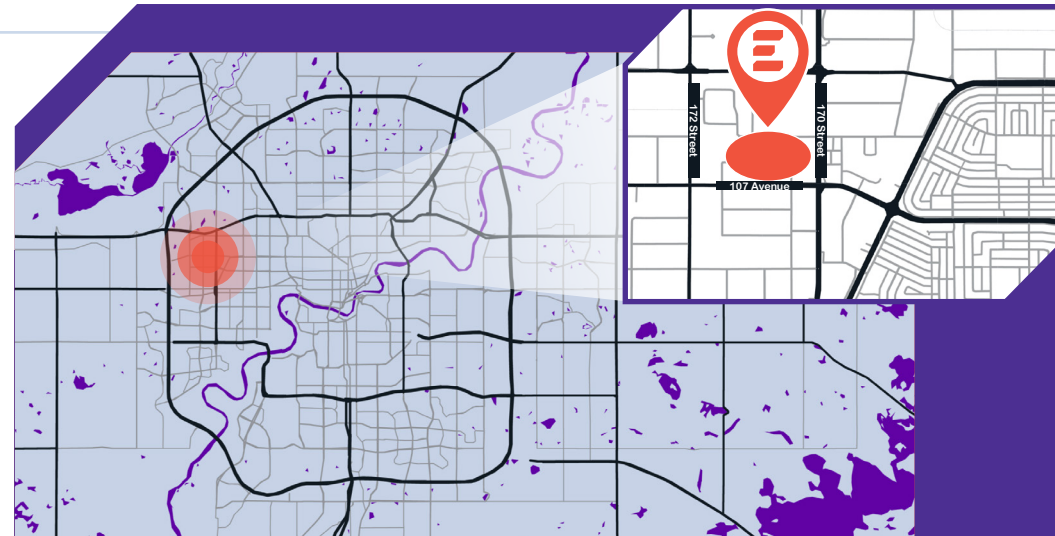
BUSINESSES & EMPLOYEES

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

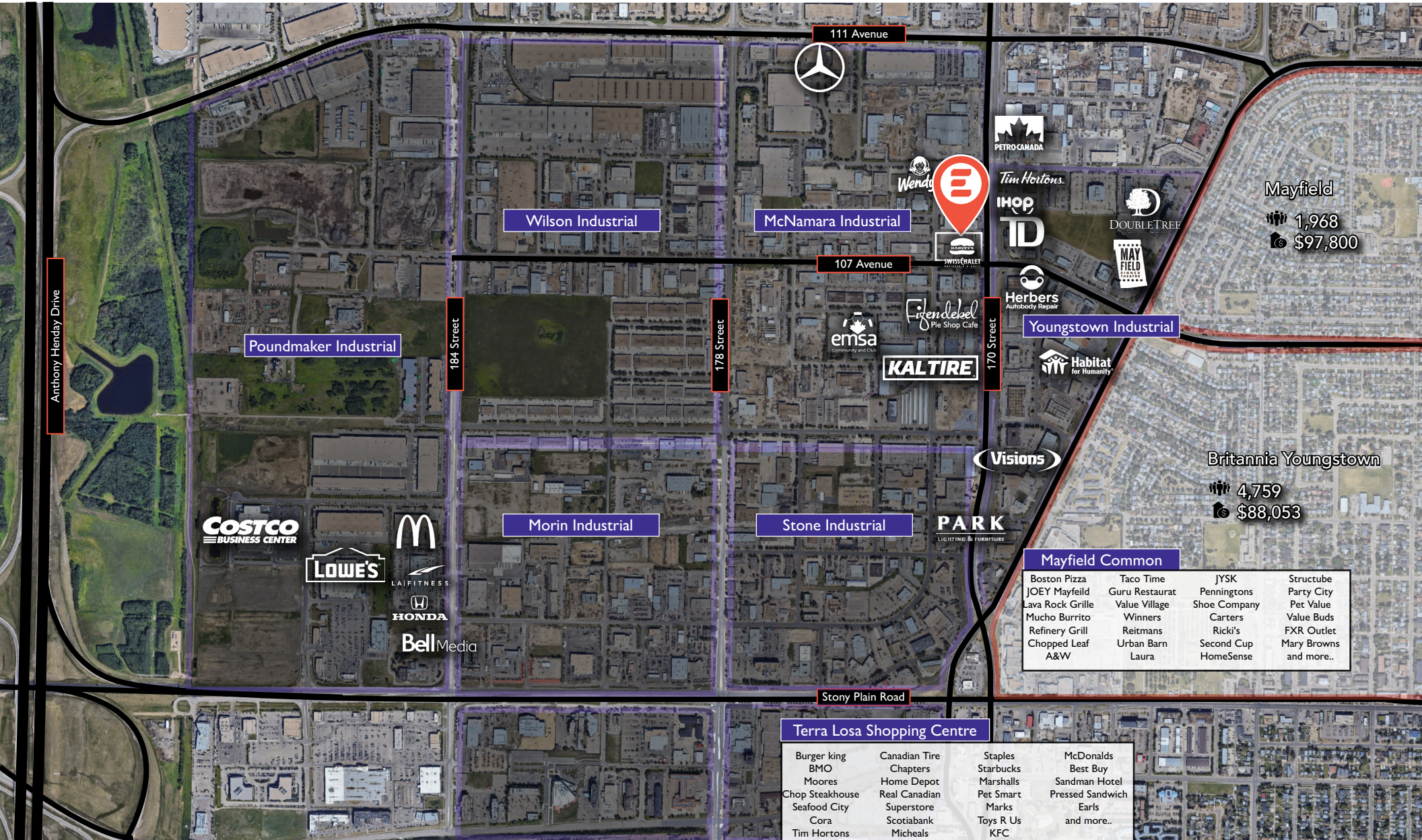


BUILDING A
Professional office & main level retail



BUILDING C
Drive-Thru





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	Eat's
Cora	Scotiabank	Toys R Us	and more..
Tim Hortons	Micheals	KFC	

Mayfield
 1,968
 \$97,800

Britannia Youngstown
 4,759
 \$88,053

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	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.

Sign Up
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