

JUDICIAL SALE

# SHOWCASE INDUSTRIAL

10951 170 STREET NW | 16935 110 AVENUE NW

RETAIL: 17,418 SF | OFFICE & WAREHOUSE: 24,316 SF

**TOTAL: 41,734 SF**

**PRICE REDUCTION: \$6,750,000**



# RETAIL

## ..... PROPERTY DETAILS

Municipal Address 10951 170 Street NW

Zoning IM - Medium Industrial

Built 1974

Land Acres 0.50 Acres

Type 3 Star Retail Freestanding

Size 17,418 SF GLA

Stories 1

Class C

Building Height 18'

Docks None

Parking Surface Lot, 15 spaces





# WAREHOUSE

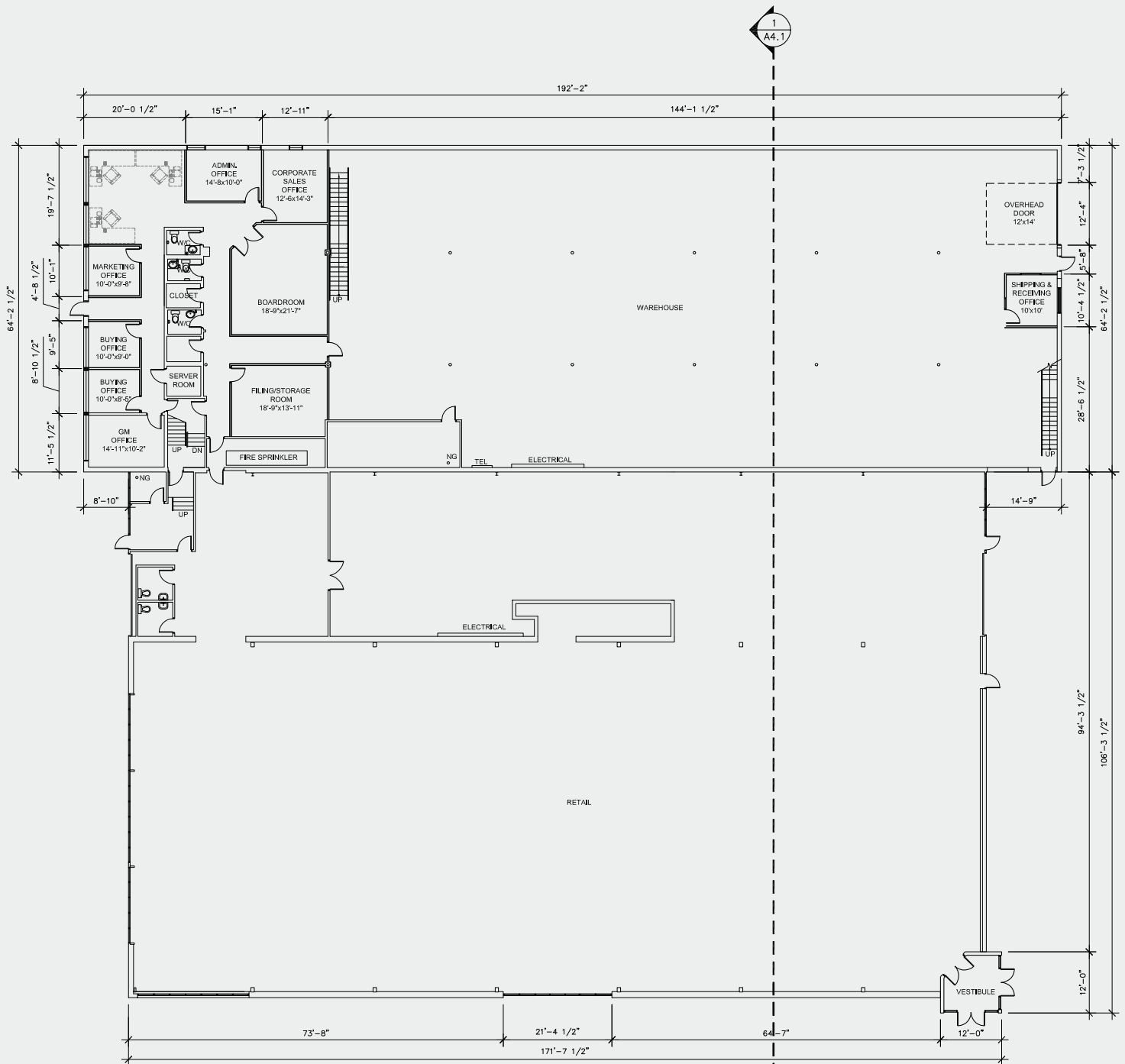
## PROPERTY DETAILS

Municipal Address	16935 110 Avenue
Zoning	IM - Medium Industrial
Built	1973
Land Acres	1.07 Acres
Type	2 Star Industrial Warehouse
RBA	24,316 SF
Stories	2
Class	C
Building Height	25'
Parking	Surface Lot, 10 spaces



# FLOOR PLAN

## FIRST FLOOR



1  
A2.3

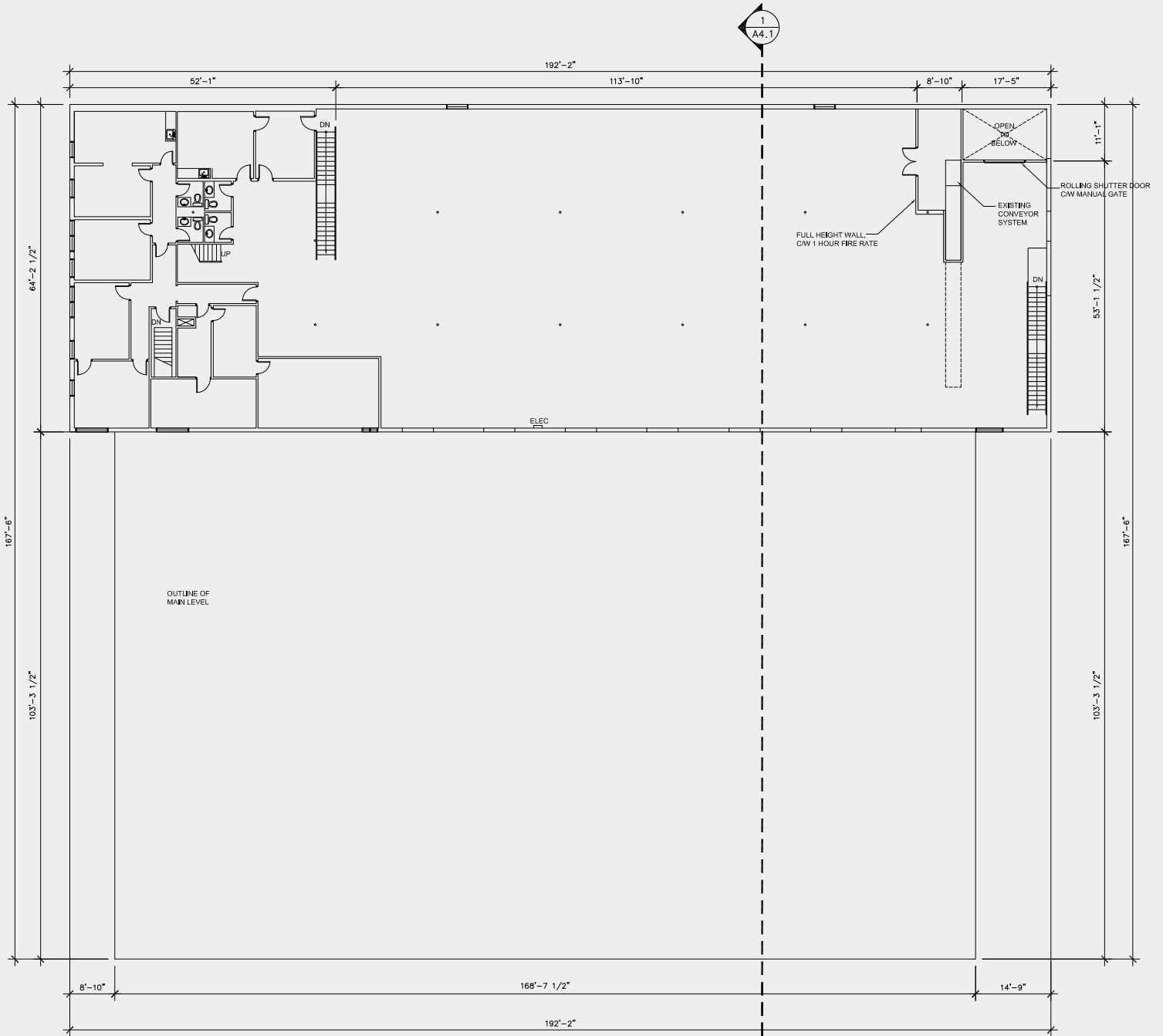
NEW CONSTRUCTION  
MAIN FLOOR PLAN

3/32"=1'-0"

1  
A4.1

# FLOOR PLAN

## SECOND FLOOR



1  
A2.4

NEW CONSTRUCTION  
SECOND FLOOR PLAN  
3/32"=1'-0"

1  
A4.1

# INTERIOR PHOTOS



# PROPERTY HIGHLIGHTS

**SALE PRICE**  
**\$6,750,000**

## RETAIL

- Prime 17,418 SF freestanding retail building in Edmonton's west end with both street parking and 38 on site stalls
- Situated on a 1.18 acre lot with excellent street visibility
- 170th Street is a high-traffic location with VPD of 34,884 (2023) and strong surrounding demographics
- Ideal for showroom, service retail, distribution, or destination tenant

## OFFICE/WAREHOUSE

- 5,678 SF Office and 18,638 SF Warehouse
- Strategic location with proximity to major arterial roads

## AERIAL



## DEMOGRAPHICS

### RETAIL



1,140  
**POPULATION**  
*Within 1 KM*



\$75,000  
**AVG. INCOME**  
*Within 1 KM*



463  
**HOUSEHOLDS**  
*Within 1 KM*

25,854  
**POPULATION**  
*Within 3 KM*

\$63,621  
**AVG. INCOME**  
*Within 3 KM*

11,089  
**HOUSEHOLDS**  
*Within 3 KM*

### WAREHOUSE



1,206  
**POPULATION**  
*Within 1 KM*



\$75,131  
**AVG. INCOME**  
*Within 1 KM*



491  
**HOUSEHOLDS**  
*Within 1 KM*

26,120  
**POPULATION**  
*Within 3 KM*

\$63,843  
**AVG. INCOME**  
*Within 3 KM*

11,192  
**HOUSEHOLDS**  
*Within 3 KM*

**Doug Rae**  
Partner  
780 722 6795  
doug.rae@cwedm.com

**CUSHMAN & WAKEFIELD**  
Edmonton  
Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1  
www.cwedm.com

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