

## WEST EDMONTON HIGH EXPOSURE RETAIL – 170 STREET



### Features:

- High traffic exposure
- Corner end cap
- Frontage onto 170 Street and 111 Avenue
- High ceiling (20ft approx.)
- Multiple entrances
- Approval for rear overhead door

### Building Details:

- 16936 – 111 Avenue, Edmonton, AB
- 3,423 Sq.Ft.
- Plan 9724094, Units 16,17,18
- 3 units (1 contiguous space)
- Retail Condominium
- Zoning - Business Employment (BE)
- Built 1997
- 3 rooftop units

**Asking price \$1,330,000**

**Lease Rate \$25 PSF NNN**



