

FOR LEASE

ESSO DRIVE THRU

11748 167 STREET NW, EDMONTON, AB

+/- 800 SF PLUS DRIVE THRU



Marcus & Millichap

▶ **Casey McClelland**
(587) 756-1560
Casey.McClelland@
MarcusMillichap.com

Kevin Glass
(587) 756-1570
Kevin.Glass@
MarcusMillichap.com

Mike Hoffert
(587) 756-1550
Mike.Hoffert@
MarcusMillichap.com

OPPORTUNITY

Unique built out Drive-Thru space within an Esso Gas Station and Truck Stop in NW Edmonton. Includes all equipment and fixtures.



SALIENT DETAILS

Address: 11748 167 Street NW, Edmonton, AB

Size: Aprox 800 SF plus Drive Thru

Rent: Negotiable

Zoning: BE Business Employment Zone

Available: Immediately



HIGHLIGHTS



Ideal uses: Fast food drive thru, Coffee service, Franchise food



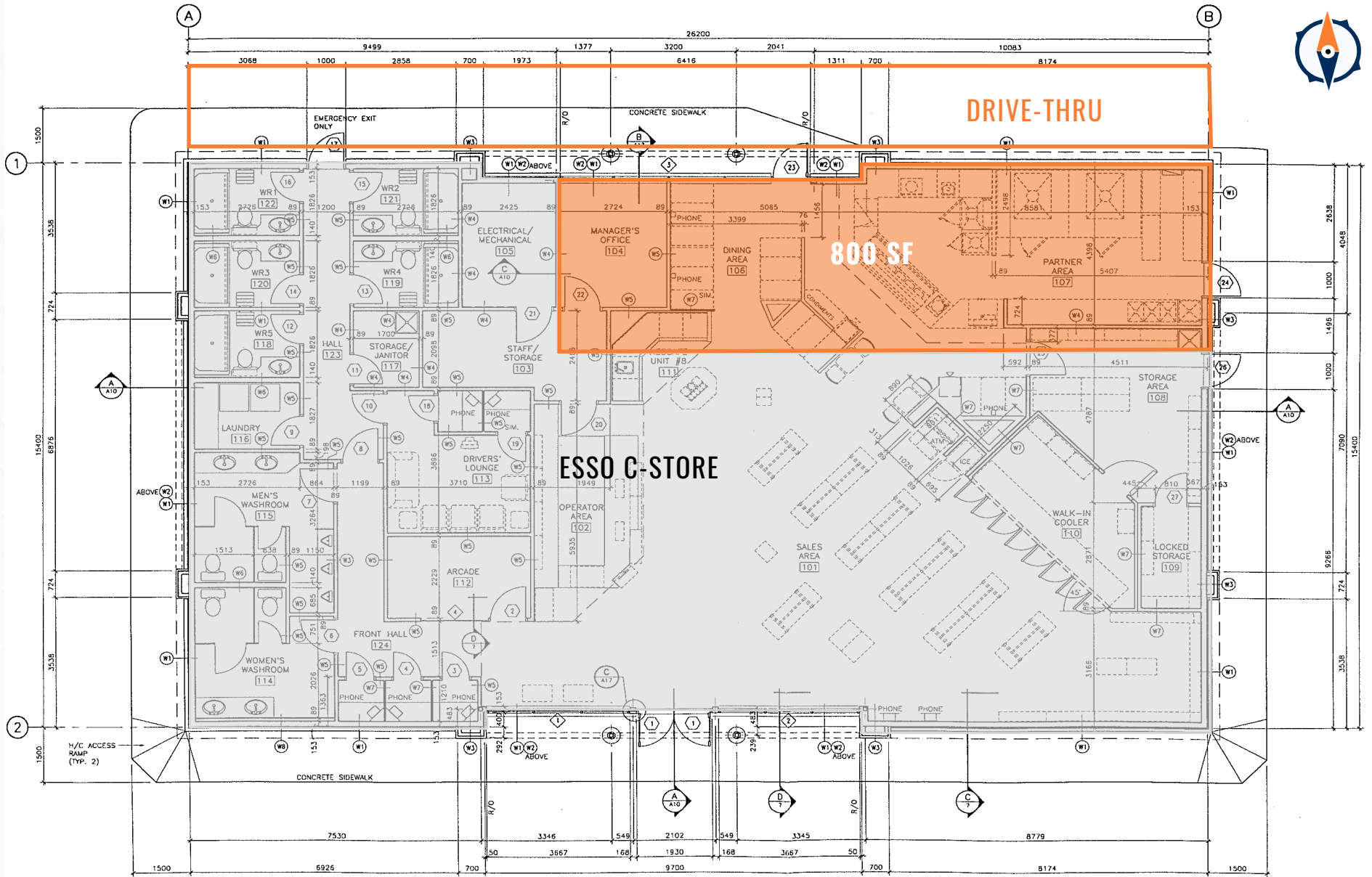
Available immediately



Highly visible and offers abundant signage space



FLOOR PLAN



LOCATION OVERVIEW



11748 167 STREET NW

Marcus & Millichap

Marcus & Millichap

[MarcusMillichap.com](https://www.MarcusMillichap.com)

Casey McClelland
(587) 756-1560
Casey.McClelland
@MarcusMillichap.com

Kevin Glass
(587) 756-1570
Kevin.Glass
MarcusMillichap.com

Mike Hoffert
(587) 756-1550
Mike.Hoffert
@MarcusMillichap.com

Marcus & Millichap
1820 - 10175 101 Street NW
Edmonton, AB, T5J 0H3
(587) 756-1600



The information contained in this Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2024 Marcus & Millichap. All rights reserved.