

FOR SALE

**10324 - 174 STREET NW**

EDMONTON, ALBERTA



Easy access to major arterial roads such as the Anthony Henday, Whitemud Drive, Stony Plain Road, 170 Street, and Yellowhead Trail

**Rob Iwaschuk**

Principal

+1 780 907 0554

rob.iwaschuk@avisonyoung.com

**Colton Iwaschuk**

Associate, Brokerage Services

+1 780 965 0904

colton.iwaschuk@avisonyoung.com

**AVISON  
YOUNG**



**FOR SALE**



**LEGAL DESCRIPTION**

Plan: 9823053, Blk: 9, Lot:17



**ZONING**

BE - Business Employment



**SITE SIZE**

1.64 Acres



**SALE PRICE**

\$1,476,000 (\$900,000/Acre)



Proximity to the Anthony  
Henday, Stony Plain  
Road, 170 Street, and  
Yellowhead Trail

**LET'S CONNECT**

**Rob Iwaschuk**

Principal

+1 780 907 0554

rob.iwaschuk@avisonyoung.com

**Colton Iwaschuk**

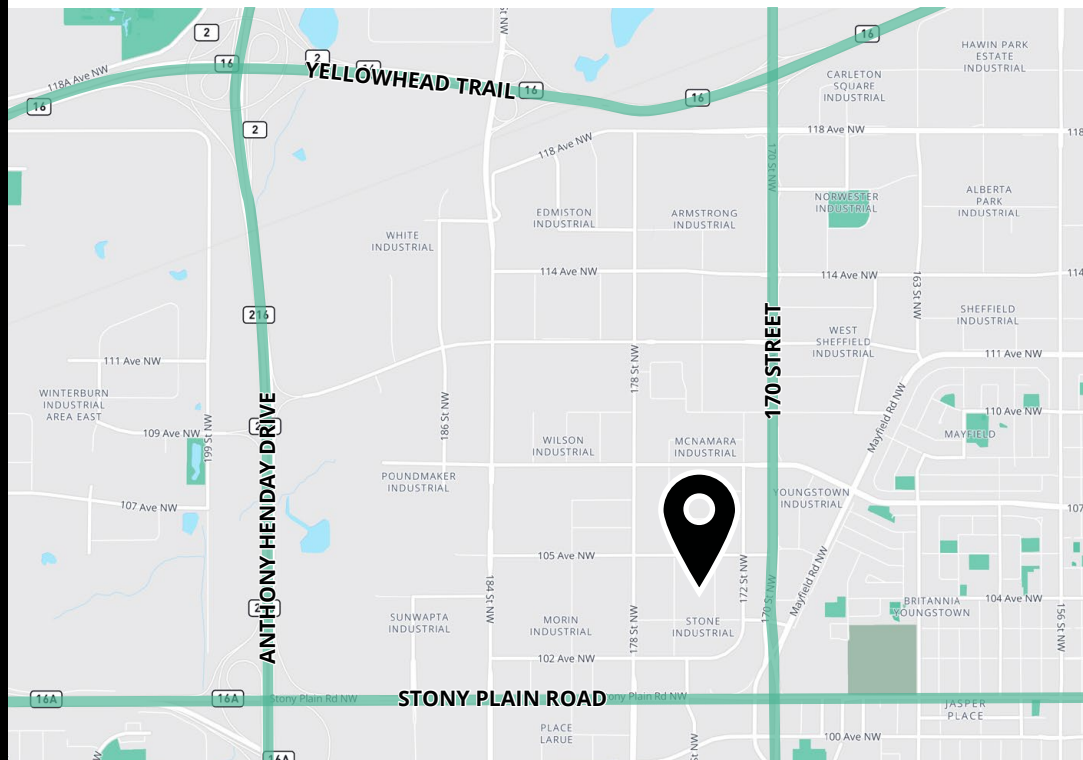
Associate, Brokerage Services

+1 780 965 0904

colton.iwaschuk@avisonyoung.com

Visit us online  
avisonyoung.com

10324 - 174 STREET NW, EDMONTON, AB



©2025 Avison Young Commercial Real Estate Services, LP,  
Commercial Real Estate Agency. All rights reserved.

E. & O.E.: The information contained herein was obtained  
from sources which we deem reliable and, while thought to be  
correct, is not guaranteed by Avison Young.

**AVISON  
YOUNG**