

**AVISON
YOUNG**

11715 170 Street

Edmonton, AB



4,593 sf for lease

**high exposure industrial, retail
flex space fronting 170 Street**

Get more information

David St. Cyr

Principal

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Rob Iwaschuk

Principal

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 Exposure to 28,903 vehicles per day on 170 Street
(2025 City of Edmonton Traffic Count)

 Close to public transit

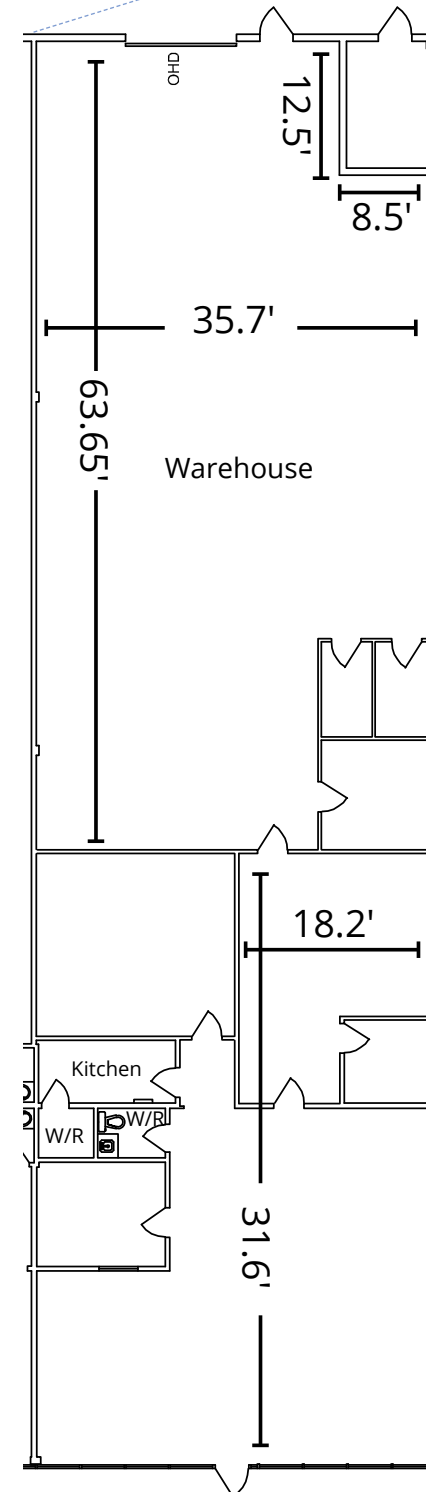
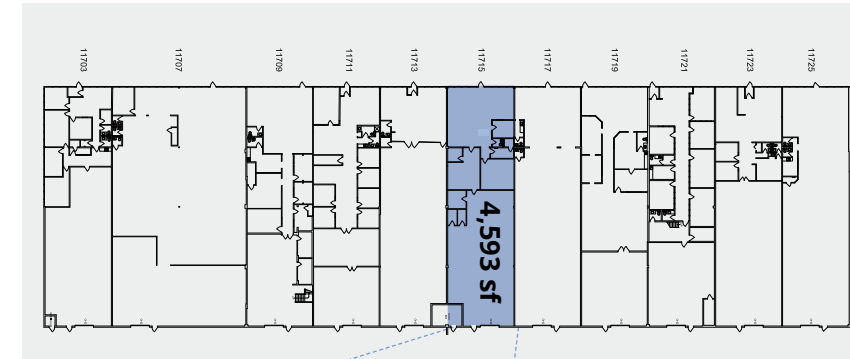
 Paved front and rear parking areas

 Building and pylon signage available



Offering Summary






Legal Description:	Plan 7621851, Block 8, Lot 2
Available:	4,593 sf
Sprinklers:	Yes
Loading:	One (12'x10') Grade Door
Power:	200 amp 250 Volt
Zoning:	BE - Business Employment
Ceiling Height:	16'
Operating Costs:	\$6.99 psf (2026 est.)
Lease Rate:	\$14.00 psf

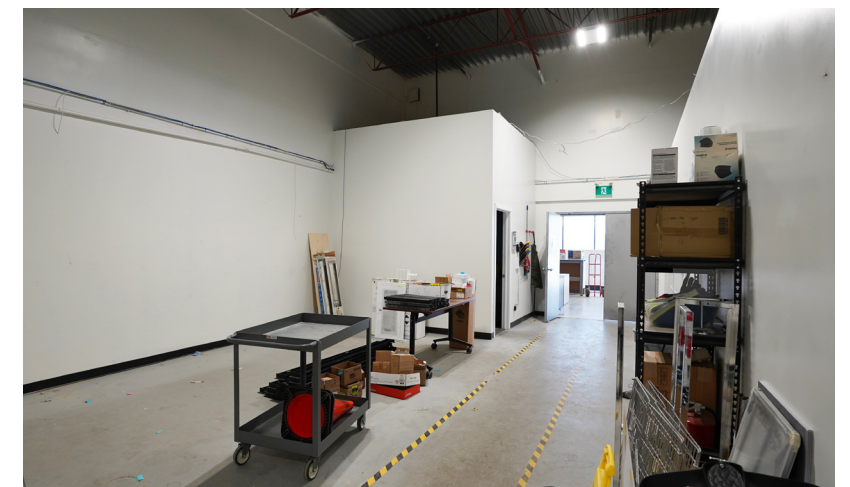


*Floorplan not to scale
*Measurements TBC

FOR LEASE

Warehouse Features

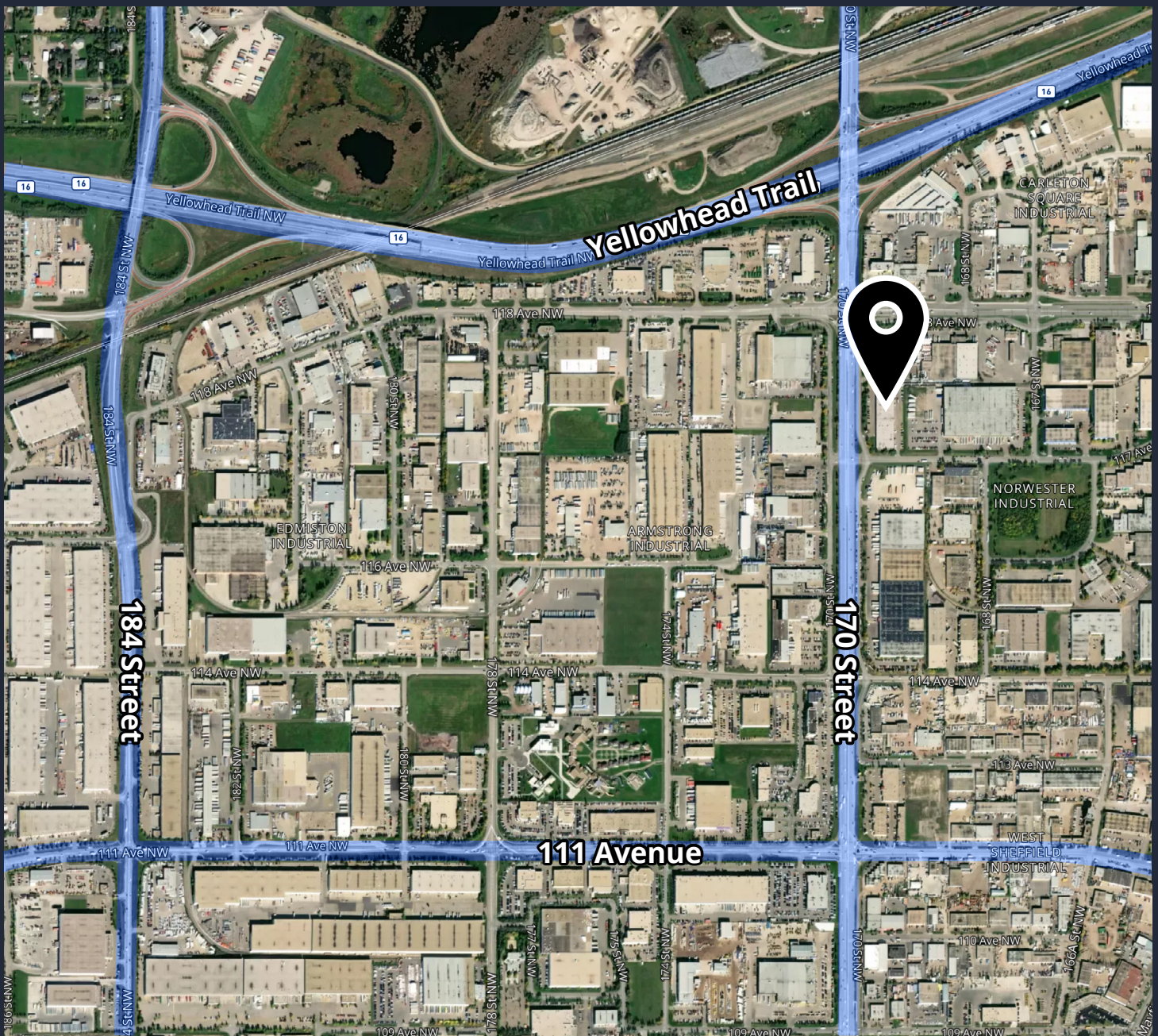
-  Eye wash station
-  Hot and cold water hookups
-  Overhead fans
-  Sump drain
-  Air compressor line



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