

**AVISON  
YOUNG**

FOR LEASE

**11713 170 Street**

Edmonton, AB



## High exposure industrial, retail flex space



4,585 sf



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

## Get more information

**David St. Cyr**

Principal

780 964 4601

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**Rob Iwaschuk**

Principal

780 907 0554

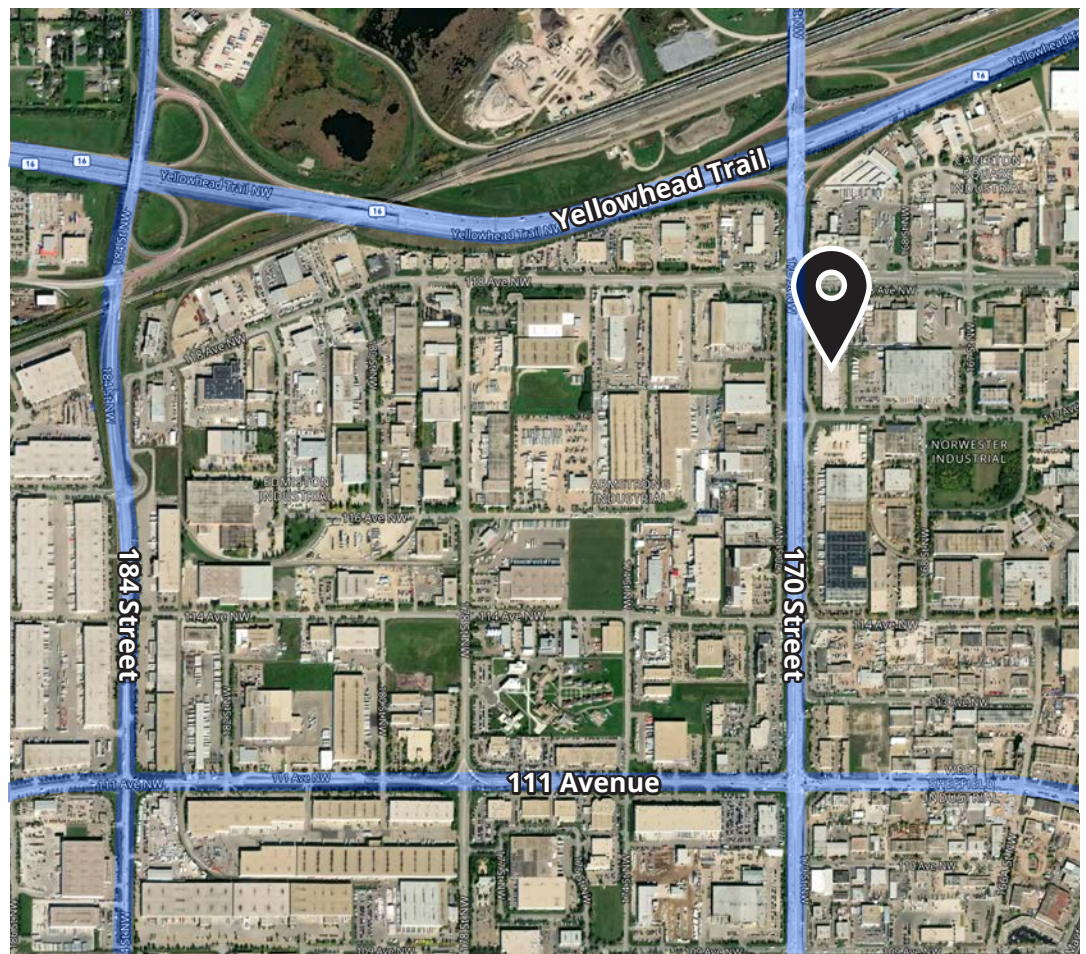
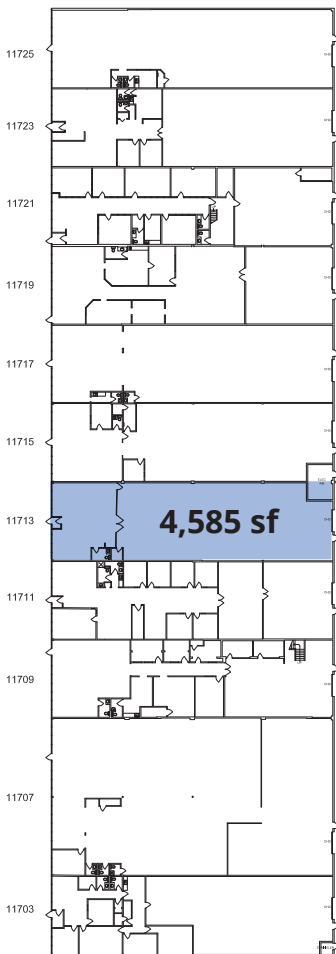
[rob.iwaschuk@avisonyoung.com](mailto:rob.iwaschuk@avisonyoung.com)





## Offering Summary

|                    |                           |
|--------------------|---------------------------|
| Legal Description: | Plan 7621851Block 8 Lot 2 |
| Available:         | 4,585 sf                  |
| Sprinklers:        | Yes                       |
| Loading:           | One (12'x10') Grade Door  |
| Power:             | 200 amp (TBC)             |
| Ceiling Height:    | 16'                       |
| Lease Rate:        | <b>\$13.00 psf</b>        |
| Operating Costs:   | \$6.99 psf                |



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