

AVISON  
YOUNG

FOR LEASE

11715 170 Street

Edmonton, AB



## High exposure industrial, retail flex space



4,593 sf available



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

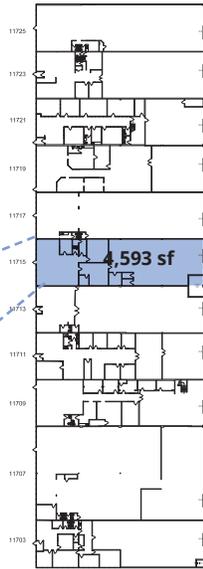
[rob.iwaschuk@avisonyoung.com](mailto:rob.iwaschuk@avisonyoung.com)

**Julia Hrehoruk**

Associate, Brokerage Services

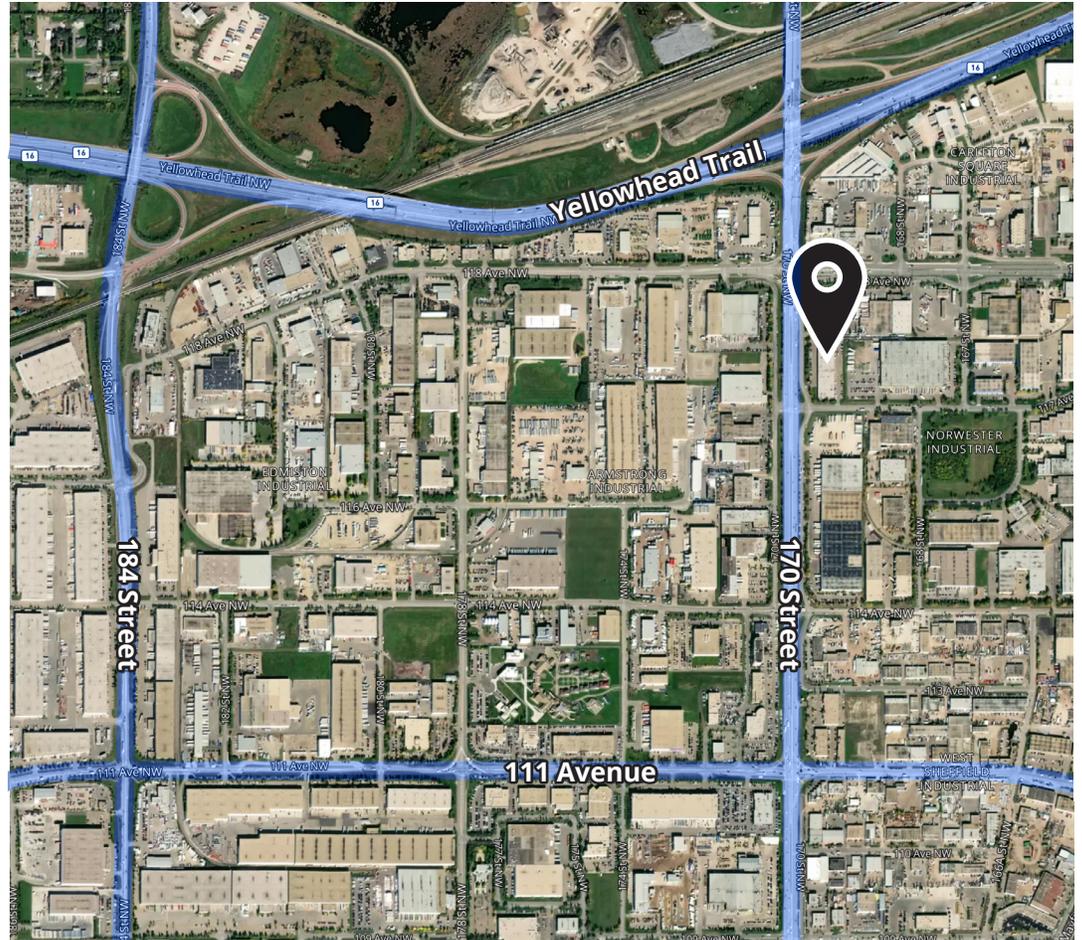
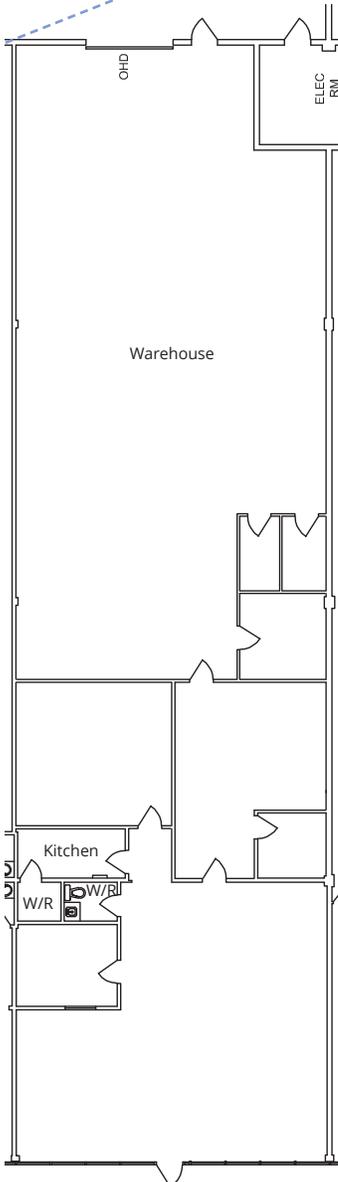
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## Offering Summary

Legal Description:	Plan 7621851Block 8 Lot 2
Available:	4,593 sf
Sprinklers:	Yes
Loading:	One (12'x10') Grade Door
Power:	200 amp (TBC)
Ceiling Height:	16'
Lease Rate:	<b>\$14.00 psf</b>
Operating Costs:	\$6.99 psf



\*Floorplan not to scale

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