

# FOR SALE/LEASE



10008 167 St NW, Edmonton

High Exposure Condos for Sale/Lease

## Property Details

Address:	10008-10024 167 St NW
Legal:	Plan 09040777, Unit 1-6, A
Zoning:	Business Employment (BE)
Building Size:	14, 647.5 sq ft (+/-)
Site Size:	0.745 acres (+/-)
Power:	120/240v, 3 Phase
Ceiling Height:	17' clear

## Property Highlights

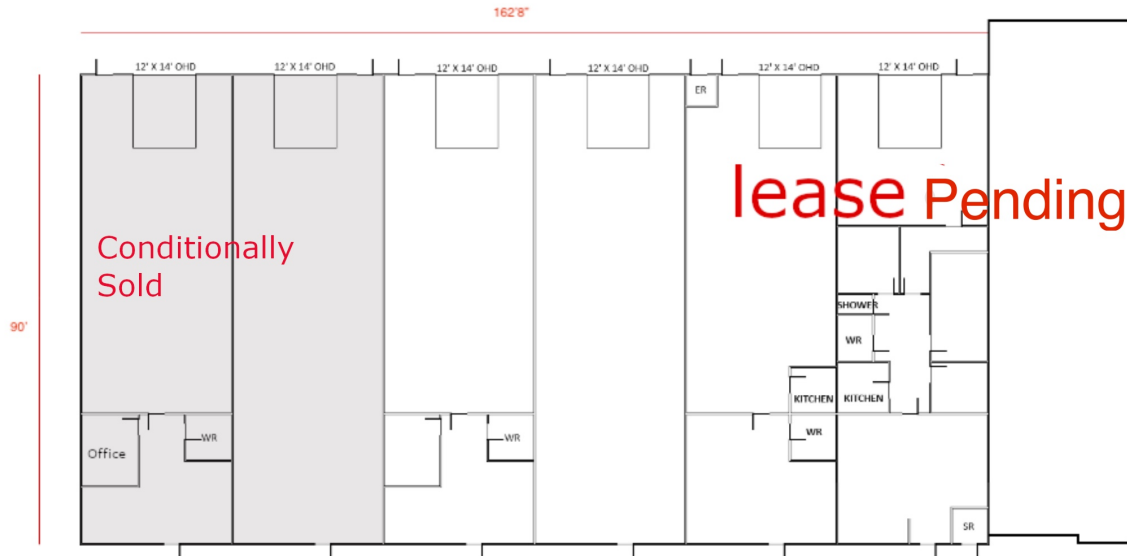
- Exceptional Build Quality
- High Exposure to 100 Ave and 167 Street
- Very high traffic area
- Sprinkler system throughout building
- Traffic light intersection at each end of 167 St
- Multiple bus stops near property

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## Property Features



Buildout:			Showroom/Reception, Office, Washroom	Shell Space - TIA Negotiable	Showroom/Reception, 2 Washrooms	Showroom/Reception, Multiple Offices/Storage	Fenced and Gated Yard
Address:	10008 167 Street	10010 167 Street	10012 167 Street	10014 167 Street	10016 167 Street	10022 167 Street	10024 167 Street
Legal Address:	Plan 0940777, Unit 1	Plan 0940777, Unit 2	Plan 0940777, Unit 3	Plan 0940777, Unit 4	Plan 0940777, Unit 5	Plan 0940777, Unit 6	Plan 0940777, Unit A
Size (SF):	2,450	2,450	2,450	2,450	2,312	2,531	6,300
<b>SALE:</b>							
Price:	\$600,250.00	\$600,250.00	\$600,250.00	\$600,250.00	\$578,000.00	\$683,370.00	\$567,000.00
Taxes:	\$10,373.52	\$10,003.04	\$10,399.99	\$10,003.04	\$11,180.65	\$11,524.66	\$3,572.5
<b>Lease</b>	\$20.00	\$20.00	\$20.00	\$20.00			

## Location Highlights

**Prime Retail Location:** Situated in Edmontons West End just south of Mayfield Common. Excellent connectivity to transportation routes including Anthony Henday, Yellowhead and Whitemud Drive.

**Spacious and Versatile:** Features expansive floor space suitable for a wide variety of retail activities

**Modern Amenities:** Equipped with modern infrastructure to support business operations.

**Proximity to Key Services:** Close to essential amenities such as dining, retail, and professional services; providing convenience to employees

### Area Population

- 30,473 residents
- 41,546 Daytime Population
- 41.6 Median Age

### Area Income:

- Average household income \$77,809
- 816 people earning between \$150K - \$200K

### Vehicles per Day:

- 100th Ave - 18,054
- Stony Plain Road - 21,765
- 170th St - 35.000