

# 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



## 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