



# Banks on 170

INDUSTRIAL | SHOWROOM | OFFICE

11420A - 170 STREET NW, EDMONTON, AB

**FOR LEASE**



NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



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NAIEDMONTON.COM

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**NAI**Commercial

## Property Highlights

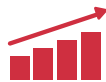
- 27,000 sq.ft.± high profile industrial unit with large showroom available immediately for Lease
- Exceptional exposure to 170<sup>th</sup> Street traffic (33,288 vehicles per day) with vast signage opportunity and visibility
- Unit contains highly functional layout suitable for a wide range of users
  - 5,900 sq.ft.± open showroom/flex area
  - 21,100 sq.ft.± warehouse area with five (5) dock loading doors, and potential for ramping to grade and/or separate grade loading door on South Side of unit
- Upgrades to warehouse area underway, including new LED lighting and paint
- Fully paved parking and marshalling areas with multiple access points



33,288 VPD  
170 STREET



150,085  
DAYTIME  
POPULATION



3.0%  
ANNUAL GROWTH  
2023 - 2033



97,663  
EMPLOYEES  
  
6,018  
BUSINESSES



\$2.4B  
TOTAL CONSUMER  
SPENDING

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS



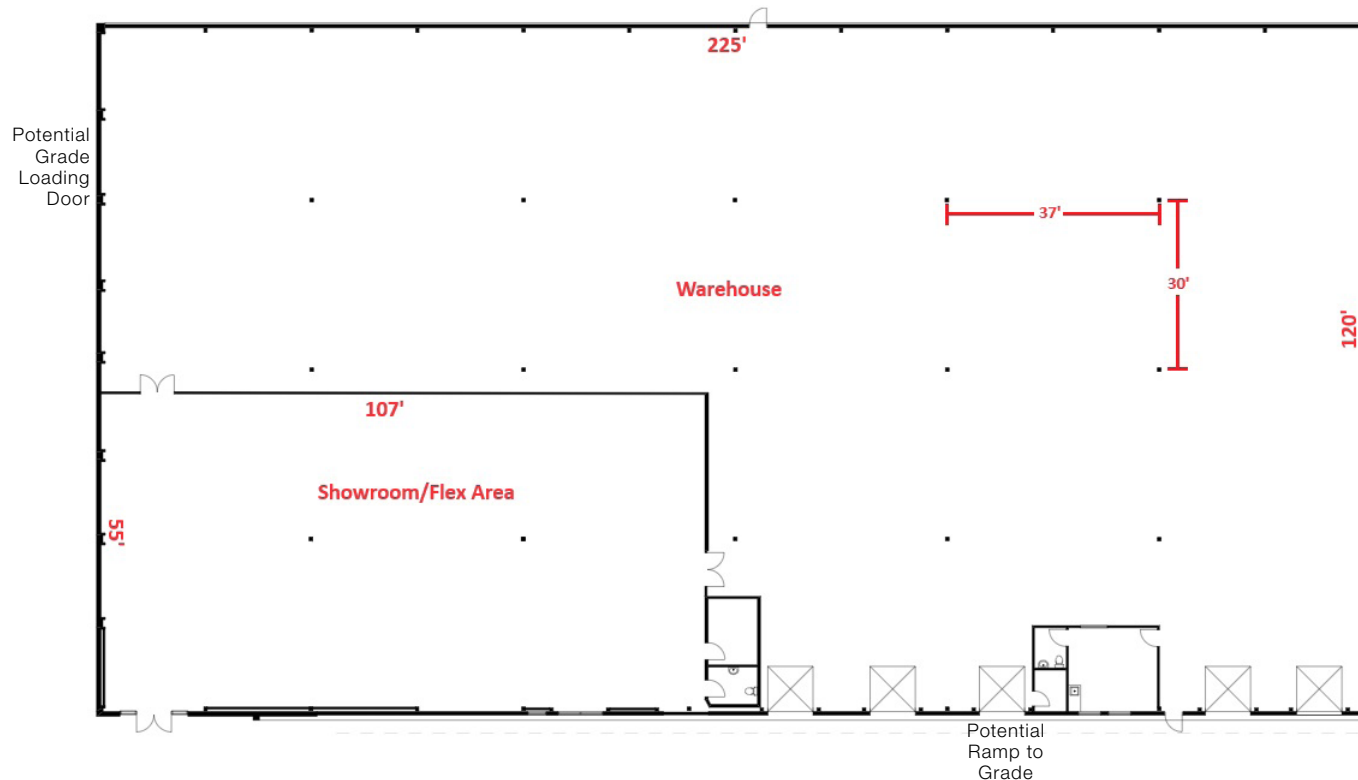
## Additional Information

SIZE	Showroom/Flex Area:	5,900 sq.ft.±
	Warehouse:	21,100 sq.ft.±
	Total:	27,000 sq.ft.±
ZONING	BE (Business Employment) *Formerly IB*	
LOADING DOORS	5 – Dock Loading with potential for grade loading/ramp to grade	
CEILING HEIGHT	24' 6" clear (Sprinklered throughout)	
LIGHTING	LED upgrade (underway)	
COLUMN SPACING	37' x 30'	

POWER	150 amp, 600 volt, 3 phase, 4 wire
LEASE TERM	Negotiable
AVAILABLE	Immediately
NET LEASE RATE	Starting at \$8.00/sq.ft./annum
OPERATING COSTS	\$5.06/sq. ft./annum (2024 estimate) Includes Tenant's proportionate share of property taxes, building insurance, common area maintenance and property management

*ALSO AVAILABLE 5,500 - 22,000 SF± Office/Retail/Flex space*

7544-A-2





POTENTIAL RENDERING

