

**AVISON
YOUNG**

FOR LEASE

17,594 sf freestanding building on 2.28 acres

17920 100 Avenue NW
Edmonton, AB



[Great Exposure to +/- 32,000 VPD]

Get more information

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

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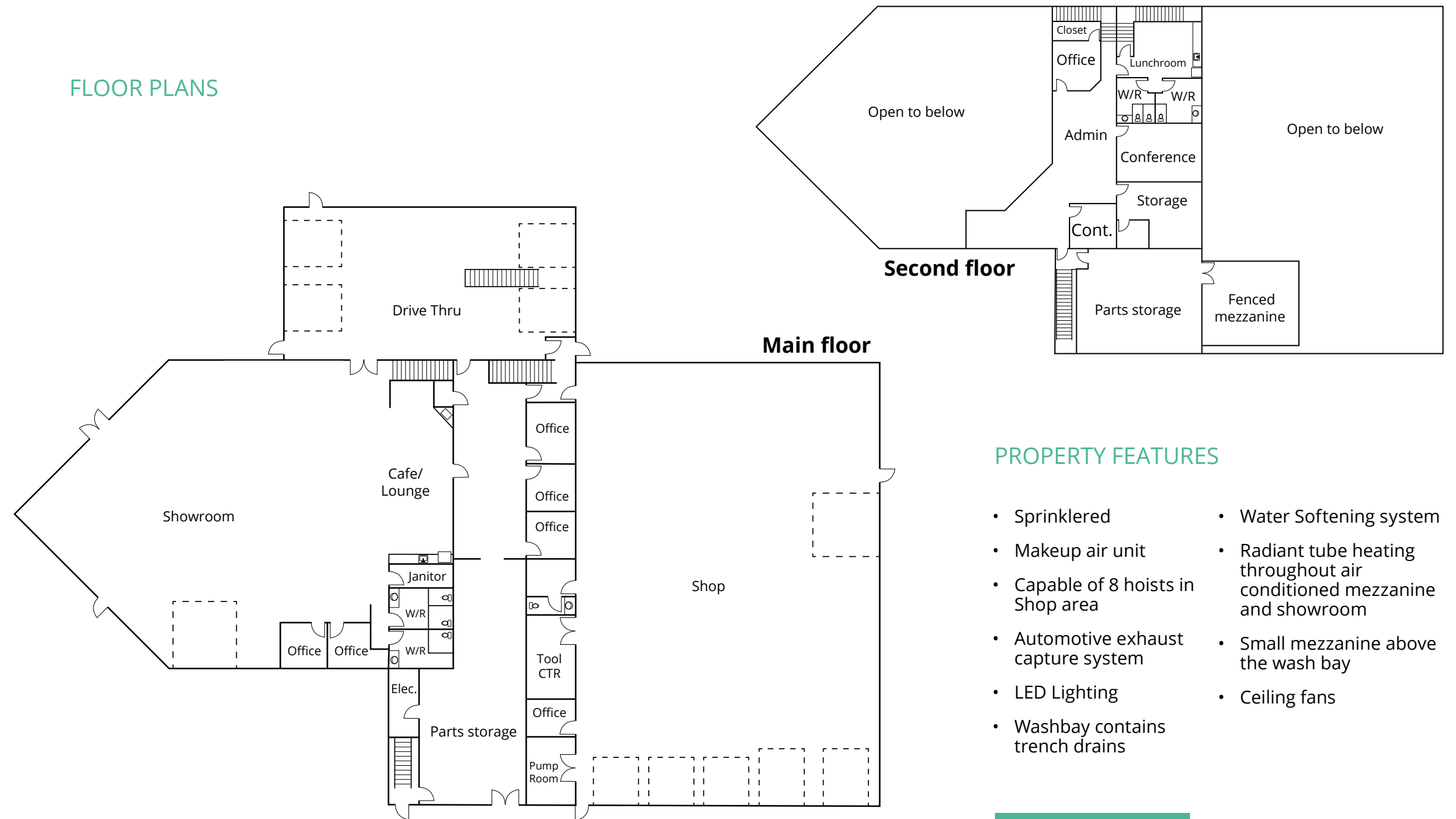
PROPERTY HIGHLIGHTS

-  Freestanding building
-  2.28 acres of fenced and paved yard
-  Quick access to Anthony Henday Drive & 170 Street
-  Exposure along 100 Avenue to over 32,000 vehicles per day
-  Security system already installed (Can activate through Price Langevin & Associates)

OFFERING SUMMARY

Address:	17920 100 Avenue NW, Edmonton
Legal Description:	Plan 9523898, Block 9, Lot 1
Building Size:	17,594 sf
Year built:	2002
Site Size:	2.28 acres
Zoning:	DC2 (593)
Loading:	Grade: 1- (14'x14') 7 - (12'x10'), 3- (10'x10')
Ceiling Height:	18'-21'
Power:	600Volt 400 Amp
Rental Rate:	\$19.75 psf
Property Taxes:	\$161,517.51 (2024)

FLOOR PLANS



PROPERTY FEATURES

- Sprinklered
- Makeup air unit
- Capable of 8 hoists in Shop area
- Automotive exhaust capture system
- LED Lighting
- Washbay contains trench drains
- Water Softening system
- Radiant tube heating throughout air conditioned mezzanine and showroom
- Small mezzanine above the wash bay
- Ceiling fans

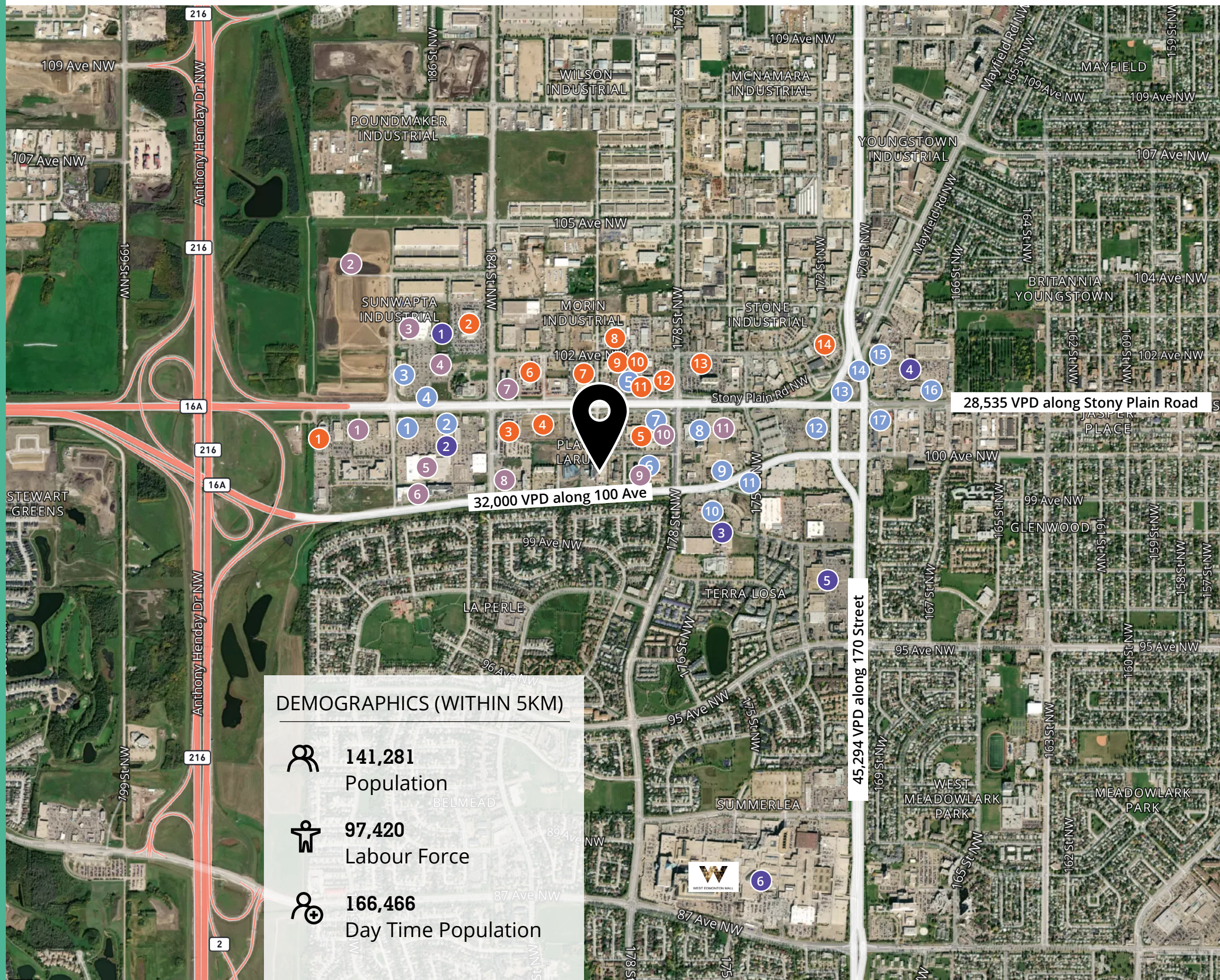
[View the video](#)



FOR LEASE

17920 100 AVENUE NW, EDMONTON, AB





DEMOGRAPHICS (WITHIN 5KM)

- 141,281**
Population
- 97,420**
Labour Force
- 166,466**
Day Time Population

RESTAURANTS (127 WITHIN 5KM)

- | | | | |
|---|------------------|----|-------------------|
| 1 | Tim Horton's | 10 | Cora Breakfast |
| 2 | Pho Tasty | 11 | New Asian Village |
| 3 | Panda Express | 12 | The Keg |
| 4 | McDonalds | 13 | Red Lobster |
| 5 | Dairy Queen | 14 | Olive Garden |
| 6 | Ailments Kitchen | 15 | Joey Mayfield |
| 7 | Smitty's | 16 | A&W |
| 8 | Denny's / Chop | 17 | Earls |
| 9 | Taste of Persia | | |

RETAIL/AMENITIES

- 1 Golf Town
- 2 Costco Business Centre
- 3 Rona+
- 4 La Fitness
- 5 Walmart
- 6 Four Points Sheraton
- 7 Travelodge
- 8 Courtyard Hotel
- 9 Hyatt
- 10 Quality Inn
- 11 Best Buy/Homes Alive Pets/Seafood City Market

DEALERSHIPS

- 1 Bavaria BMW
- 2 Go Auto/Honda
- 3 GMC Buick
- 4 Porsche
- 5 Chrysler Jeep Dodge
- 6 Big West Ford
- 7 West End Nissan
- 8 Sundance Mazda
- 9 Mitsubishi
- 10 Kia West
- 11 Wolfe Cadillac
- 12 West Hyundai
- 13 Wolfe Chevrolet
- 14 West Volkswagon

RETAIL CENTERS

- 1 Sunwapta
- 2 SmartCentres
- 3 Westpoint
- 4 Mayfield Common
- 5 Terra Losa
- 6 West Edmonton Mall

7 mins
YELLOWHEAD TRAIL / HWY 16

7 mins
WEST EDMONTON MALL
Western Canada's largest shopping mall featuring dozens of restaurants and cafés

25 mins
DOWNTOWN EDMONTON

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