

LOCATED FRONT & CENTER
IN EDMONTON'S PROMINENT
DEALERSHIP DISTRICT.

PRICE REDUCED



**FOR SALE
OR LEASE**

LAND AND BUILDING
COLLECTIVELY OR
INDIVIDUALLY

**HIGH EXPOSURE
DEALERSHIP BUILDING**



[DRONE VIDEO](#)

10235 & 10289 172 Street NW, Edmonton, AB

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

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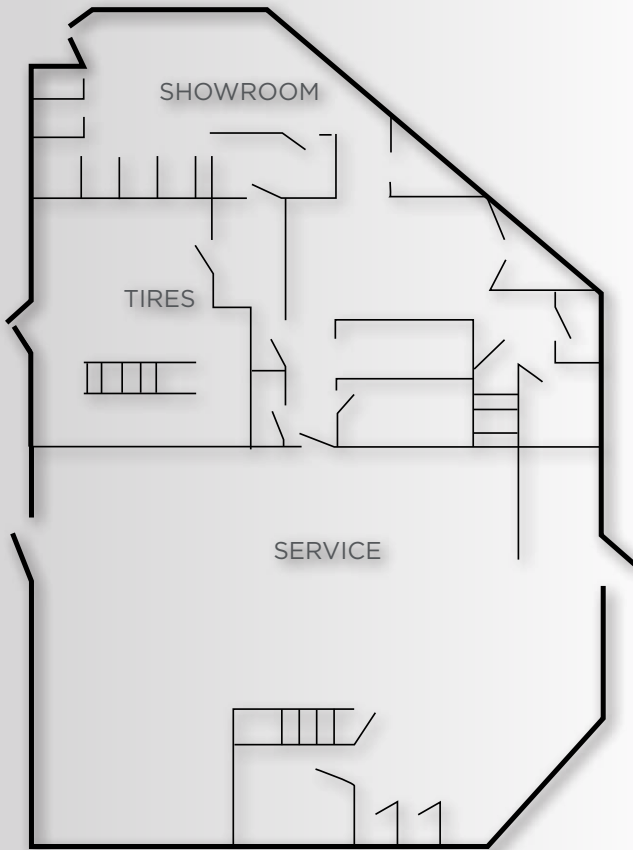
Ian Stuart
Associate
780 242 9992
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PROPERTY HIGHLIGHTS

- Rare opportunity to purchase or lease a well built high exposure dealership building
- Building is designed to accommodate a variety of uses
- Building and land can be purchased or leased separately
- Exposure to 170th Street, access to major arterial Mayfield Road, Stony Plain Road, 100th Avenue, Yellowhead and Whitemud Freeway
- Located next to newly constructed West Edmonton Volkswagen
- Corner of lit intersection with access to 170th Street or Mayfield Road
- Two (2) prominent pylon signs on site



FLOOR PLAN



DEMOGRAPHICS



POPULATION

1km	3km	5km
1,900	49,416	121,409



HOUSEHOLDS

1km	3km	5km
720	19,716	46,763



AVERAGE INCOME

1km	3km	5km
\$77,122	\$82,281	\$106,699



VEHICLES PER DAY

±24,100 Vehicles Per Day (2022)





PROPERTY DETAILS

MUNICIPAL ADDRESS
10289 - 172 Street NW,
Edmonton, AB

LEGAL DESCRIPTION
Plan 8422594, Block 2, Lot 1A &
Plan 7722579, Block 2, Lot 2

ZONING
IB - Business Industrial

NEIGHBOURHOOD
Stone Industrial

BUILT
1984

BUILDING - 10289 172 STREET NW:
Lot 1A, Block 2, Plan 8422594

LAND - 10235 172 STREET NW:
Lot 2, Block 2, Plan 7722579

PROPERTY TAX
\$79,349.56
Building-10289 172 Street NW
\$46,905.83
Land-10235 172 Street
\$32,443.73

BUILDING
±17,763 SF

PARKING AREA
Ample

LOT AREA
2.45 Acres

UTILITIES
Direct by Tenant

LEASE RATE
\$25/SF (37,500.00/month)

OPERATING COSTS
Triple Net

CAPITAL IMPROVEMENTS

- New Roof
- Paving
- New Trenches/Grills in shop bay
- Cleaned Sumps

SALE PRICE
Contact Agent



Cushman & Wakefield Edmonton

has been retained on an exclusive basis to offer the Land and Building For Sale/ Lease collectively or individually. All inquiries are to be directed towards the exclusive agents herein.







**CUSHMAN &
WAKEFIELD**
Edmonton



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