

FOR LEASE

Contact Devan Ramage
**WOLF
WILLOW
RETAIL**

6827 170 Street NW,
EDMONTON, AB

1,991 SF Available Immediately

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
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PROPERTY HIGHLIGHTS

- Located near the neighborhood of Wolf Willow with exposure and direct access to 170 Street.
- 170 Street sees over 35,000 vehicles per day!
- Average household income within a 1km radius is over \$142,487.
- Area retailers include Sorrentino's, Cloud Cakes, Urban Retreat, Starbucks, Popowich, Charisma, Hair Fashion, Bank of Montreal, Pizza 73 along with many other unique retailers!
- Features ample on site parking.
- (CN) Neighborhood Commercial Zoning allows for a wide variety of uses.
- High exposure signage opportunity available.
- Additional Rent: TBD


DEMOGRAPHICS

 POPULATION


	1km	3km	5km
	11,441	68,122	165,580

 HOUSEHOLDS

	1km	3km	5km
	4,912	25,133	60,527

 AVERAGE INCOME

	1km	3km	5km
	\$145,511	\$142,003	\$151,976

 VEHICLES PER DAY

	34,300 on 170 Street		
	3,600 on Wolf Willow Road		



WHITEMUD DRIVE NW (86,200 VPD)

170 STREET NW (34,300 VPD)

69 AVENUE (14,200 VPD)

WOLF WILLOW ROAD NW (3,600 VPD)

SITE

PROPERTY DETAILS

MUNICIPAL ADDRESS

6827 170 Street NW, Edmonton, AB

LEGAL DESCRIPTION

Plan 8620066, Block 1, Lot 72

ZONING

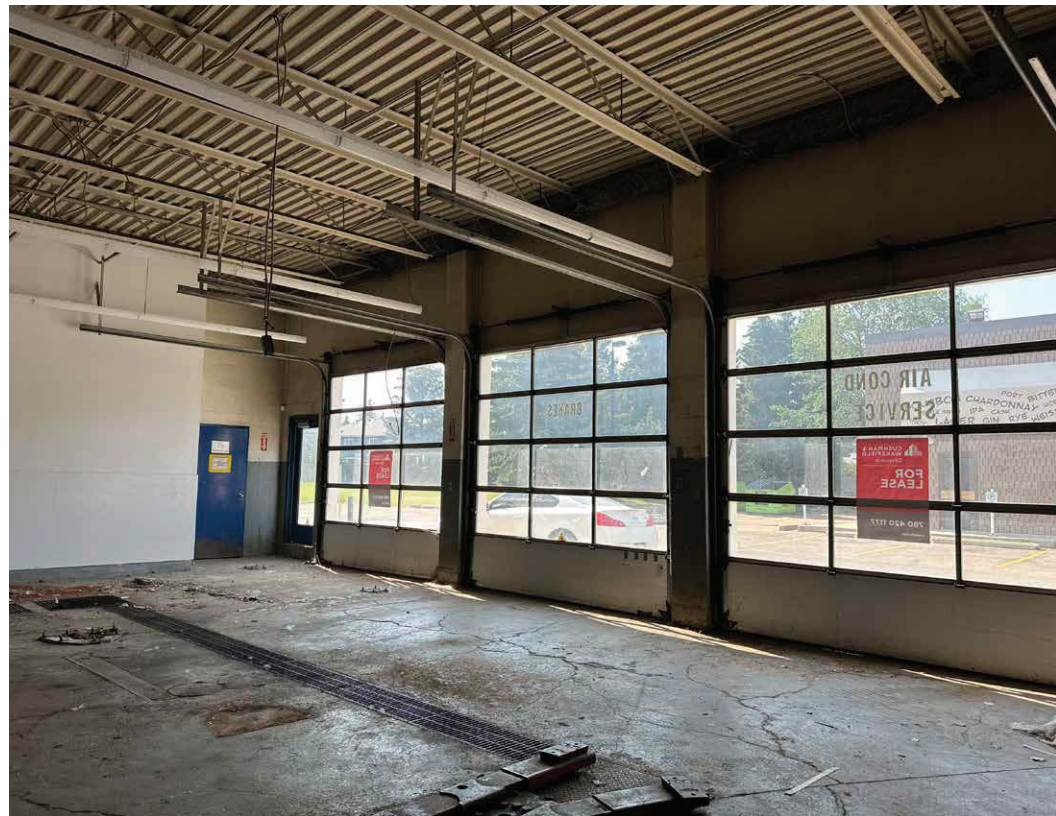
(CN) Neighborhood Commercial Zoning

NEIGHBOURHOOD

Oleskiw

BUILT

1986





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