

Rare Freestanding Building 11360 170 St NW

5,662 sf High Exposure Location



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Space Profile

Address:	11360 170 St NW, Edmonton, AB
Year of Completion:	2007
Legal Description:	Plan 0325373, Block 9, Lot 4
Usable Area:	5,662 sf
Main Floor:	4,408 sf
Second Floor:	1,254 sf
Lease Rate:	\$10,800.00 monthly
Op Costs:	\$2,798.26 monthly
Land Use:	CG - General Commercial Zone
Site Size:	1.10 Acres
Loading:	2 x 14' Grade loading
Sublease Expiry	April 29, 2027



Features & Amenities

This fully fixtured former car rental is in a freestanding building on 1.10 Acres showcasing a covered vehicle drop off, bright customer service station, secured yard, large wash bay with grade doors and offices!

Located in between 111th Avenue and 114th Avenue on 170th Street, this high exposure lot is strategically placed minutes from the Anthony Henday, Yellowhead and Whitemud.

**5,662 sf High
Exposure Location**

- LEGAL ADDRESS – Plan 0325373, Block 9, Lot 4
- TYPE – Retail/
Automotive
- ZONING – CG - General
Commercial Zone
- LOADING – 12' x 14'
overhead grade doors
- FENCED and SECURED
yard.
- CEILING HEIGHT – 16"
- HVAC – Air conditioning,
radiant tube heaters and
make up air
- 35,000 VPD exposure
- LED lights
- SUMPS and TRENCH
drainage
- SITE SIZE - 1.10 Acres



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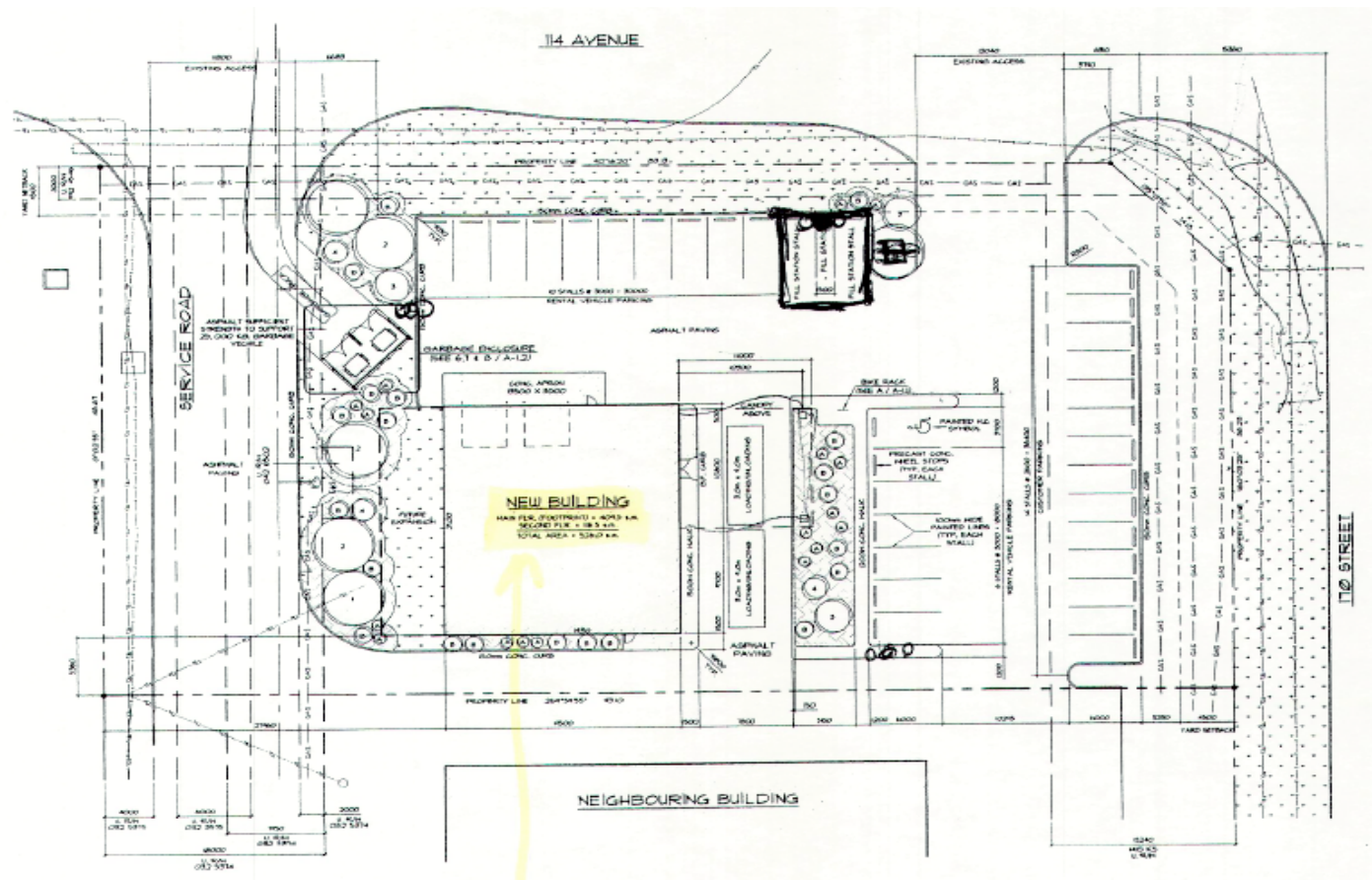
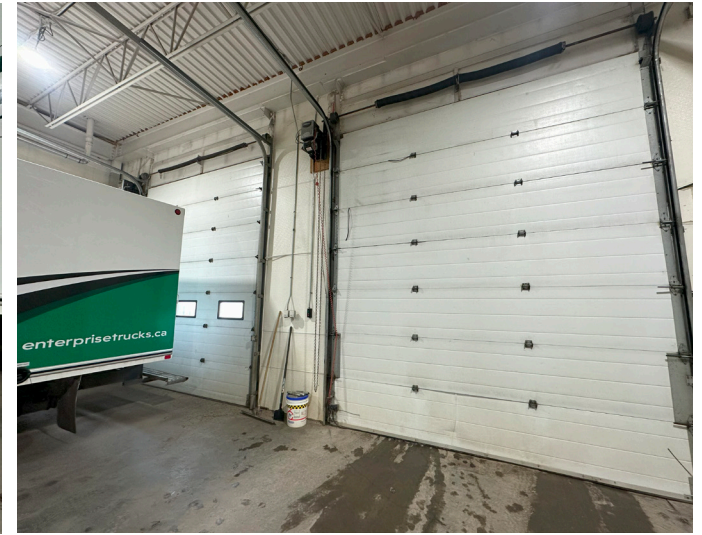
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Fully fixtured former car and truck rental location complete with wash bay, large grade doors and make up air.

High exposure location with 35,000 vehicles per day (VPD)

CB2 General Business Zoning allows for many commercial, business and retail uses, a perfect location for any business looking for substantial parking, exposure and access to major northwest routes.

Freestanding building on 1.10 Acre lot with lots of designated parking



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Agent Information

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