

FOR LEASE

# 9908 170TH STREET, EDMONTON, AB

47,097 square feet of space in Edmonton, Alberta.  
Located in West Edmonton, 1 km north of West Edmonton Mall.

## KEY FACTS

### Retail Space Available

47,097 sf

### Possession Date

Flexible

### Minimum Rent

Contact Listing Agent

### CAM

\$2.00 psf

### Realty Tax

\$5.60 psf

### Landlord's Work

As Is

## DEMOGRAPHICS

### 2024 Est. Population

63,031 (3km radius)    131,240 (5km radius)

### Avg. Hsld. Income

\$93,692 (3km radius)    \$131,979 (5km radius)

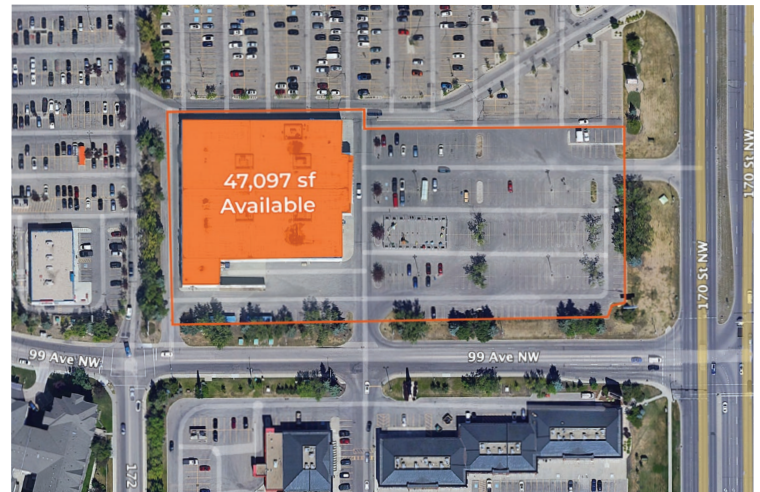
### Median Age

40.5 (3km radius)    40.0 (5km radius)

### % Pop. Change 2024-2029

7.1% (3km radius)    10.4% (5km radius)

## SITE PLAN



## AREA MAP

