



WESTWORLD BUILDING

BUILDING AND LAND SALE

10333 - 170 STREET NW, EDMONTON, AB

WESTWORLD BUSINESS NOT FOR SALE. BUSINESS TO RELOCATE UPON DEAL COMPLETION.

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NAI COMMERCIAL REAL ESTATE INC.
4601 99 Street NW
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THE OPPORTUNITY

Unlock potential with an exclusive opportunity to acquire a flagship retail building in west Edmonton. Shadow anchored by major national retailers and power centers, this location is further complemented by a diverse array of 100's of nearby businesses and services. With a premium position in this dynamic retail hub, this property hosts many strategic locational advantages.

INVESTMENT HIGHLIGHTS

-  **Opportunity:** Strong potential for an owner/user and/or multi-tenant opportunity in a major retail node
-  **Location:** Strategically situated ensuring seamless access to an extensive network of amenities and major arterial roads in the surrounding area
-  **Exposure:** High exposure to 25,800 vehicles per day on 170 Street, and 28,100 vehicles per day on Mayfield Road (2022 City of Edmonton)
-  **Leaseback:** Ask about a WestWorld leaseback in all or a portion of the building



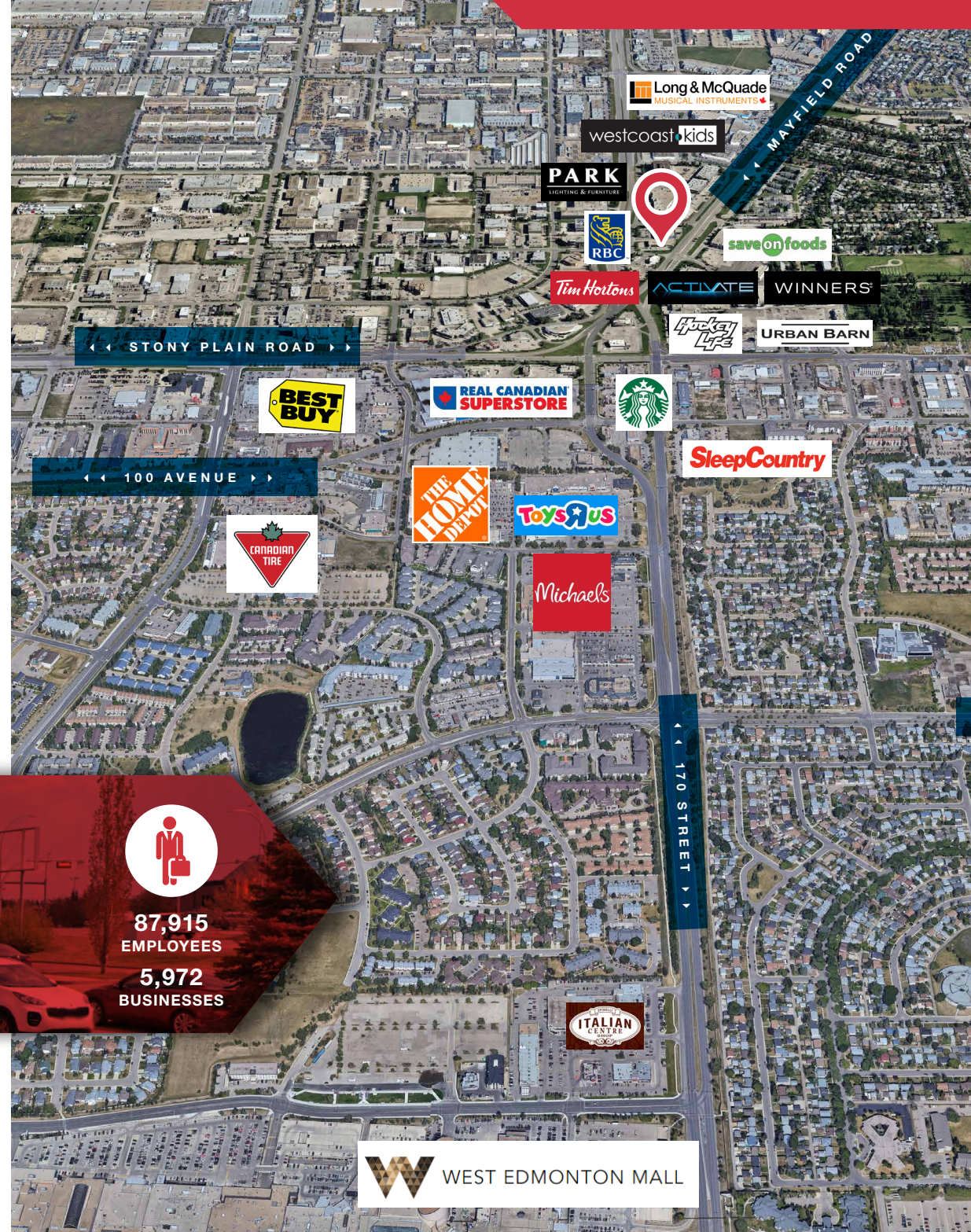
QUICK ACCESS AND VISIBILITY TO
WEST EDMONTON'S MOST DESIRABLE
ARTERIAL ROADWAYS

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PROPERTY LOCATION

Conveniently positioned between 170 Street and Mayfield Road in west Edmonton, this property enjoys easy access to key roadways, including 170 Street, Stony Plain Road, and Anthony Henday Drive. The surrounding area is enriched with an extensive array of amenities, encompassing major retail centers, industrial parks, office parks, and crucial arterial roads.

Situated directly across from Mayfield Common Shopping Centre, the property commands high visibility, being in the proximity of popular shopping and amenity destinations such as Save-On-Foods, HomeSense, Winners, JSYK, Pro Hockey Life, Dollarama, Joey's, Boston Pizza, A&W, and more.



2.9%
POPULATION
ANNUAL
GROWTH
2023-2033



\$80,566
MEDIAN
HOUSEHOLD
INCOME



\$3.74M
CONSUMER
SPENDING



87,915
EMPLOYEES
5,972
BUSINESSES

Positioned to capture the attention of thousands daily, this location offers both strategic access and visibility in the heart of a vibrant commercial hub.

ADDITIONAL INFORMATION

ADDRESS 10333 - 170 Street, Edmonton, AB

LEGAL DESCRIPTION Lot 10, Block 3, Plan 9023206

ZONING [Business Employment \(BE\)](#)
Formerly IB Zoning

BUILDING SIZE 15,000 sq.ft.±

SITE AREA 1.17 acres± (50,956 sq.ft.±)

SITE COVERAGE RATIO 29.44%

PARKING STALLS 35

LOADING Dock

YEAR BUILT 1990

PROPERTY TAXES \$43,255.48 (2023)

SALE PRICE \$5,750,000 (\$383/sq.ft.)

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The logo for NAI Commercial, featuring the letters 'NAI' in a bold, sans-serif font, followed by the word 'Commercial' in a larger, bold, sans-serif font. The background of the entire advertisement is a photograph of a modern commercial building with a curved facade and large glass windows, set against a clear blue sky. A silver minivan is parked in the foreground on the left, and another car is visible on the right. The building has signs for 'WestWorld' and 'SONOS'.

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