

**FOR LEASE**

**\$12.50/SF**



# MAYFIELD WAREHOUSE SPACE

10539 170 Street, Edmonton, AB

## Property Description

Located in Edmonton's vibrant west end, this property offers a prime high exposure commercial space within the Mayfield Business Centre.

The property features one grade-level (10'x10') loading bay and ample parking, providing convenient access for various business operations. Its strategic position along 170th Street ensures excellent visibility and direct exposure to a high-traffic area, enhancing your business's presence.

The property has proximity to major transportation routes like Stony Plain Road, Yellowhead Highway, and the Anthony Henday, facilitating easy connectivity to the rest of the city.

Address	10539 170 St
Size	± 1,850 SF
Zoning	BE (Business Employment)
Loading	Grade Loading (One 10' x 10')
Power	100 Amp
Lease rate	\$12.50/SF
Op Costs	\$9.69



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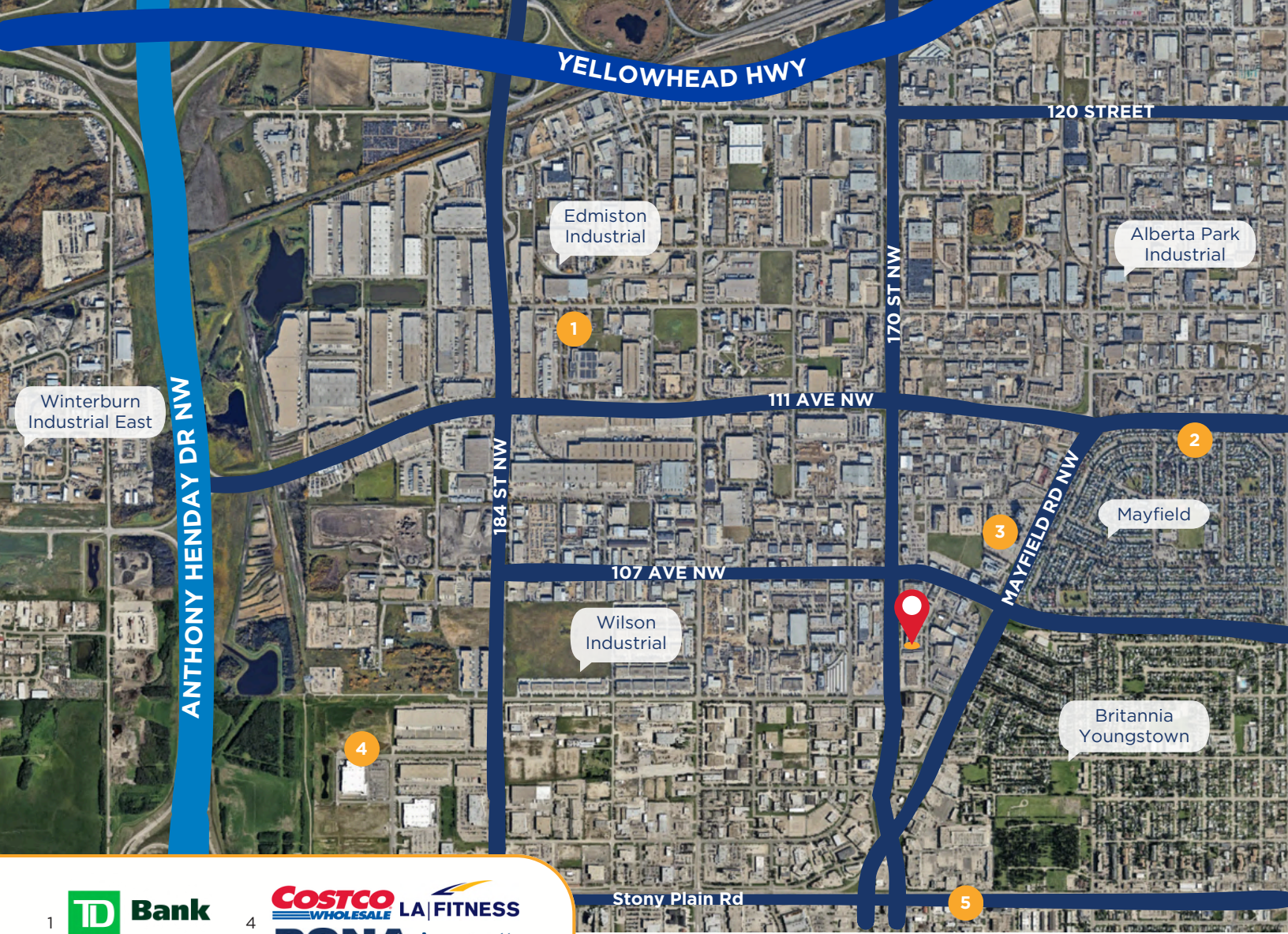
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Winterburn Industrial East

Edmiston Industrial

Alberta Park Industrial

Mayfield

Britannia Youngstown

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## DEMOGRAPHICS

10539 170 Street, Edmonton, AB

Strategically situated in the highly desirable Prince Rupert neighbourhood, this property offers convenience and accessibility. Just minutes from essential amenities, including grocery stores and dining, it is well-connected by public transit and major roadways, providing seamless access to Edmonton. This prime location ensures effortless commuting for both residents and businesses.



**POPULATION**  
1,380  
Prince Rupert Area



**COMMUTE**  
86.7%  
By Car



**HOUSING**  
Owner: 68.8%  
Renter: 31.3%



**INCOME**  
Individual: \$52.5k  
Family: \$115.3k





## CONTACT:

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