

## \$0 - 6528 170 Avenue, Edmonton

MLS® #E4425296

**\$0**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

McConachie Area, Edmonton, AB

FOR LEASE 1240 sqft of developed space. McConachie West has a full range of retail and professional services such as Tim Hortons, sit down and take out restaurants, medical services, Dental services, retail and early childhood education and care. Anchored by Tim Horton's, the center has a mix of national and local tenants that will draw people from the residents in the surrounding growing communities. Ample parking and great access to major road ways like the Henday provides tenants with an ideal combination of visibility and accessibility. Lease rates are \$ 35 psqft plus \$ 13.25 for Op costs. last bay for lease in complex. Monthly gross rent is approx \$ 4,986 plus gst.

Built in 2019

### Essential Information

|            |          |
|------------|----------|
| MLS® #     | E4425296 |
| Bathrooms  | 0.00     |
| Acres      | 0.00     |
| Year Built | 2019     |
| Type       | Retail   |
| Status     | Active   |

### Community Information

|         |                 |
|---------|-----------------|
| Address | 6528 170 Avenue |
| Area    | Edmonton        |



|             |                 |
|-------------|-----------------|
| Subdivision | McConachie Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3X6         |

### **Exterior**

|              |             |
|--------------|-------------|
| Exterior     | Steel Frame |
| Construction | Steel Frame |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 12th, 2025 |
| Days on Market | 142              |
| Zoning         | Zone 03          |

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Listing information last updated on August 1st, 2025 at 3:48pm MDT