

## \$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	146
Zoning	Zone 03

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Listing information last updated on August 4th, 2025 at 10:47pm MDT