



Zoning:	Business Employment (BE)
Available Space:	4,091 sq. ft.
Estimated Op. Costs (2025):	\$5.96/sq.ft.
Rental Rate:	\$9.00/sq.ft. Net

For more information, please contact:

New Ave Property Management Corp.

Mike Lachman, Associate, Property Manager

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Email: truda@newavepmc.ca

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Property Highlights



Great access to 170 St., Yellowhead Trail, and Stony Plain Road.



High warehouse ceiling



Grade-level overhead door



Flexible zoning offers opportunities for various businesses in a high-traffic, accessible area.

ADDITIONAL INFORMATION

Plaza 169
10546 169 Street
Edmonton, AB T5P 3X6

Legal Address : 1844TR Block 2 Lot 9

Municipal Address : 10546 169 Street

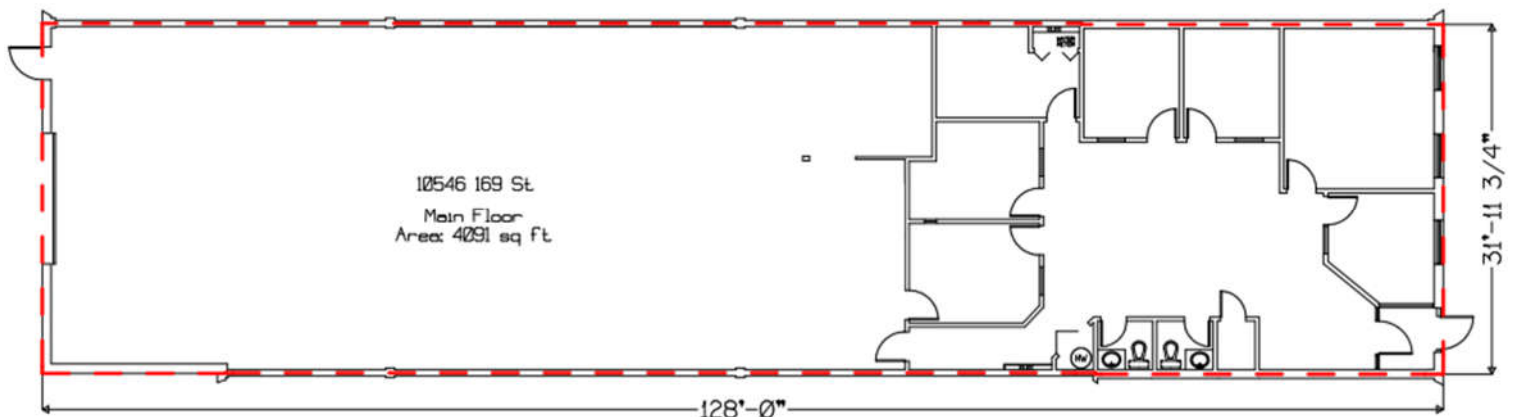
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Availability : April 1, 2025



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