



## LEASING OPPORTUNITY

SKILITE 170 BUILDING

10623 170 Street  
Edmonton, AB T5P 4W2



**Truda Lachman, Broker**

Email: [truda@newavepmc.ca](mailto:truda@newavepmc.ca)

Cell: 780 - 777 - 3973

**Tammy Kupilik, Property Manager**

Email: [tammy@newavepmc.ca](mailto:tammy@newavepmc.ca)

Cell: 780 - 220 - 1422

**New Ave Property Management Corp.**

17209 107 Avenue NW

Edmonton, AB T5S 1E5

780-220-2502

[newavepmc.ca](http://newavepmc.ca)

# BUILDING/SPACE INFORMATION

**Property Name:** SKILITE 170 Building

**Property Address:** 10623 170 Street NW

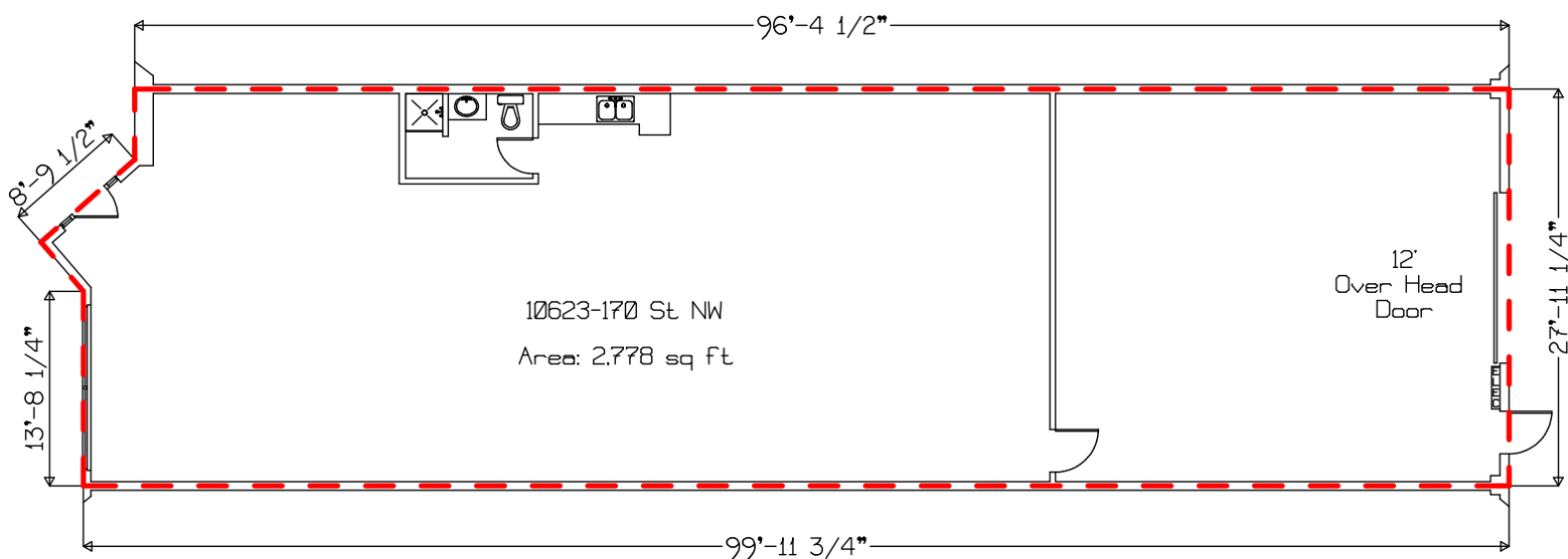
**Building Class:** Industrial Business Zone (IB)

**Available Space:** 2,784 sq./ft.

**Estimated 2024 Op. Costs:** \$7.52 sq./ft.

**Rental Rate:** \$12.00 sq./ft. Net

**Max Contiguous:** 2,784 sq./ft.



# LOCATION

- West Edmonton
- Great access to 170 St., Yellowhead Trail, and Stony Plain Road
- 32,000 + Vehicles Per Day (VPD) on 170 St. meaning high-traffic area
- Easily accessible for suppliers and customers

**CONTACT US TODAY!**

