



<b>Zoning:</b>	<b>Business Employment (BE)</b>
<b>Available Space:</b>	<b>4,091 sq. ft.</b>
<b>Estimated Op. Costs (2026):</b>	<b>\$6.45/sq.ft.</b>
<b>Rental Rate:</b>	<b>\$9.00/sq.ft. Net</b>

**For more information, please contact:**

**New Ave Property Management Corp.**

**Mike Lachman, Associate, Property Manager**

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**Truda Lachman, Broker**

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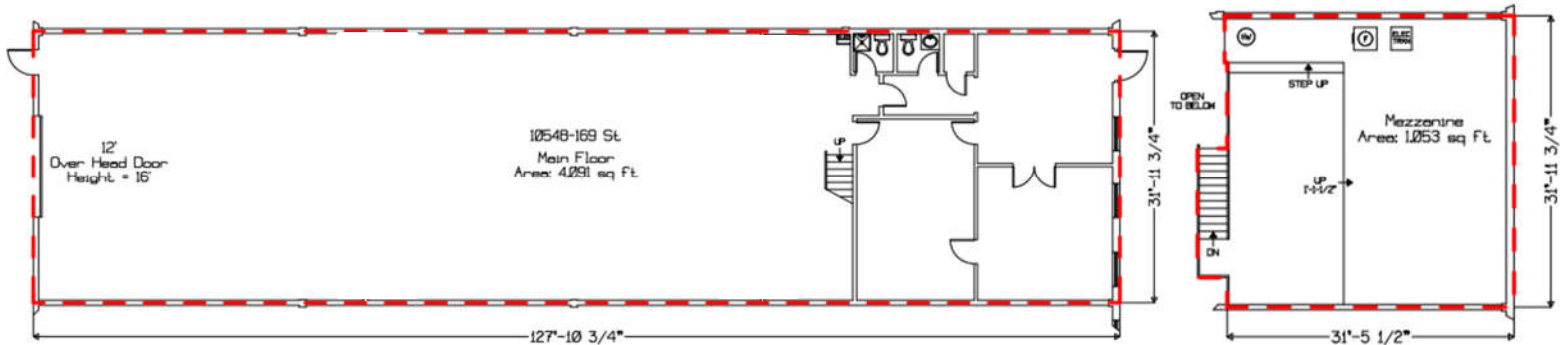
**Property Highlights**

-  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  
10548 169 Street  
Edmonton, AB T5P 3X6

Legal Address :	1844TR Block 2 Lot 9
Municipal Address :	10548 169 Street
Zoning :	Business Employment (BE)
Available Space :	4,091/sq.ft.
Rental Rate :	\$9.00/sq.ft. NET
Op. Cost Estimate (2026):	\$6.45/sq.ft.
Availability :	Immediate



# CONTACT US



**Mike Lachman, Associate, Property Manager**

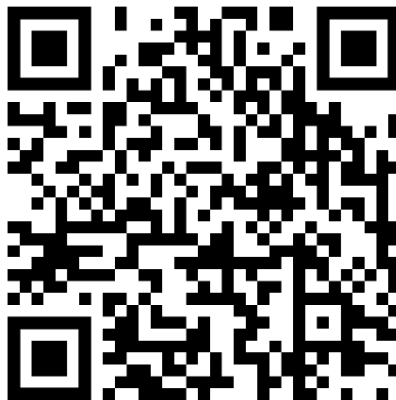
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