

# Coast Home Centre

10804 170 Street | Edmonton, Alberta

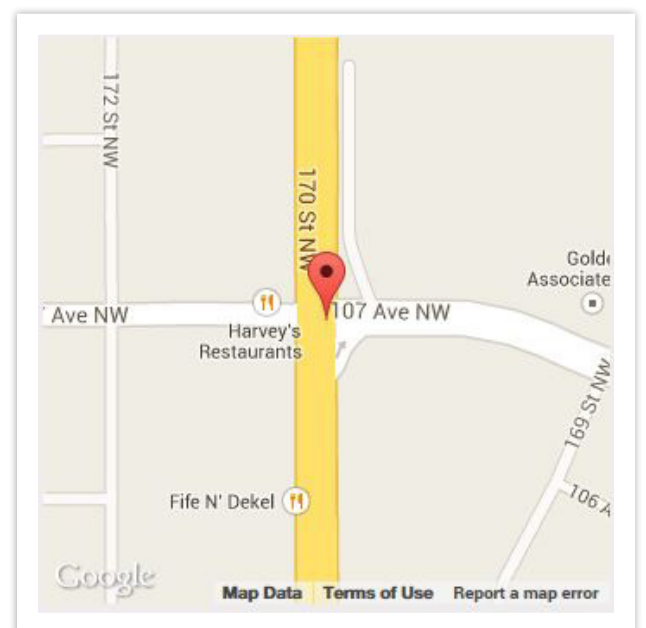
Proudly Owned and Professionally Managed by

**MELCOR** | REIT

## Property Features

- Excellent retail corridor with 170th street frontage
- Excellent access and egress
- Exposure to high traffic area
- Ample customer parking
- Professionally managed by Melcor REIT with signature Customer Care

Intersection	108 Avenue & 170 Street NW
Type	Retail
Number of Buildings	3
Total Leasable Area	59,725 sf
2019 Operating Costs	\$9.64/sf
Traffic Count	107 Ave: 21,000 per day 170 Street: 50,000 per day
Trade Area Population	Primary: 994 Secondary: 30,213 10 Minute Drive Time: 95,643
Household Income	Primary: \$87,325 Secondary: \$72,111 10 Minute Drive Time: \$93,750
Year Built	1995
Major Tenants	<ul style="list-style-type: none"> <li>• Arctic Spas</li> <li>• Subway</li> <li>• Windshield Surgeons</li> </ul>



## Signature Customer Care

Our goal is to be the Landlord of Choice in our markets by providing outstanding customer care and dependable, high quality service to our clients.

## Hands-on management

Our hands-on, on-site building management delivers exceptional customer care and identifies issues early on for prompt resolution.

## Continuous improvement

We continually improve our assets with value-add investments that enhance quality and the tenant experience while also contributing to sustainability and environmental best practices. We use our intimate knowledge of the buildings we operate to support our capital investment decisions, optimize operating efficiency and continuously improve our buildings for improved client satisfaction.

## Enhancements to improve sustainability

Many of our continuous improvement initiatives focus on sustainability and energy reduction strategies to ensure our buildings are green. We are dedicated to achieving and maintaining BOMA BEST standards where applicable.

## Relationship focused

We have many long-term clients – some who have been with us for over 20 years. We take pride in building strong relationships with our tenants and continually meeting their needs as their businesses evolve.

## Responsive care

Help is always just a phone call or a click away with our customer care phone line and online portal. Contact us at **1-866-MELCOR1** or at [care.melcor.ca](http://care.melcor.ca). We'll respond to you within 30 minutes.

## **MELCOR** | REIT

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For additional information or a tour, please contact:

**Leasing**  
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