



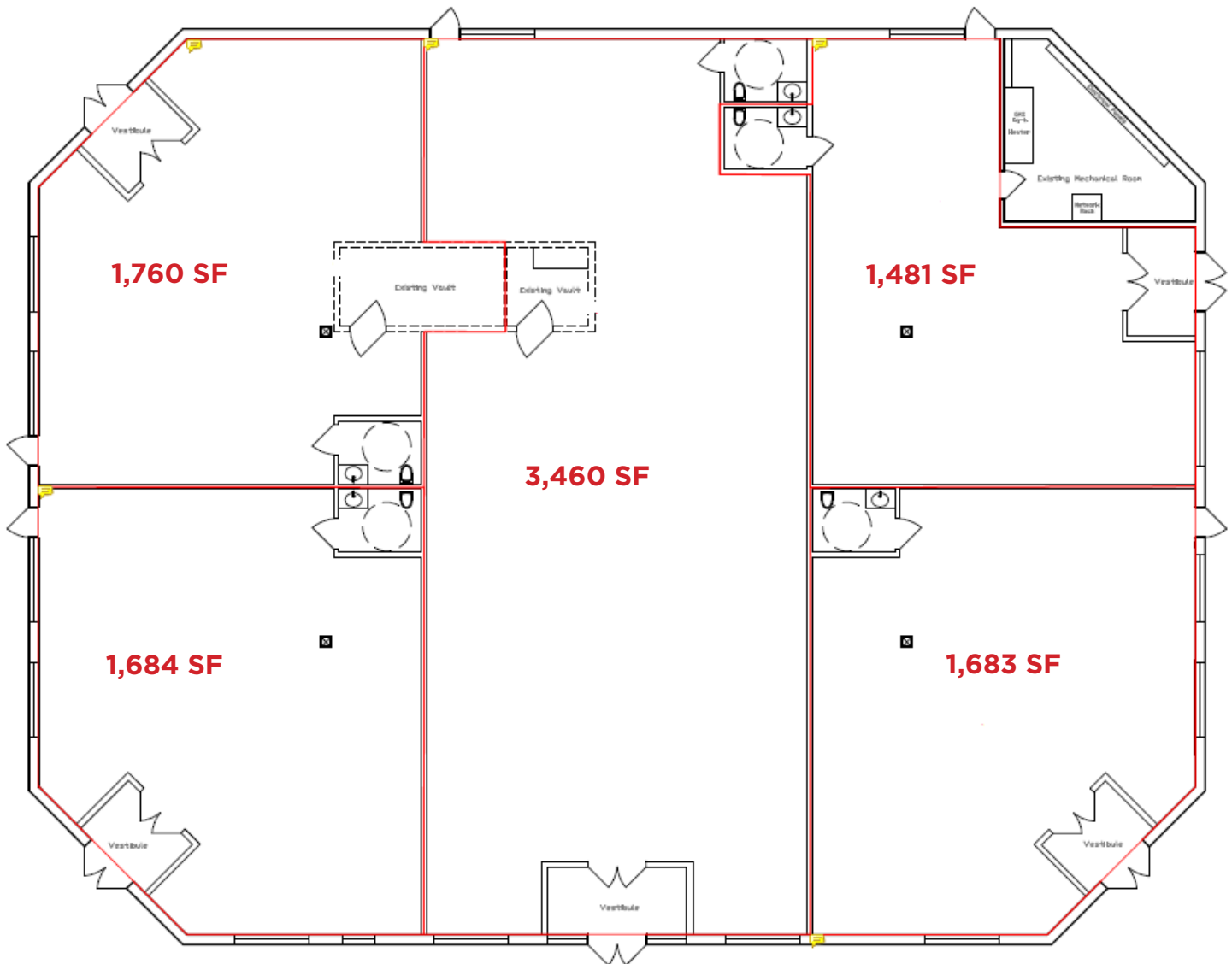
10,000 SQ.FT. STAND-ALONE BUILDING
1548 Stony Plain Road, Edmonton, AB

FOR LEASE

PROPERTY HIGHLIGHTS

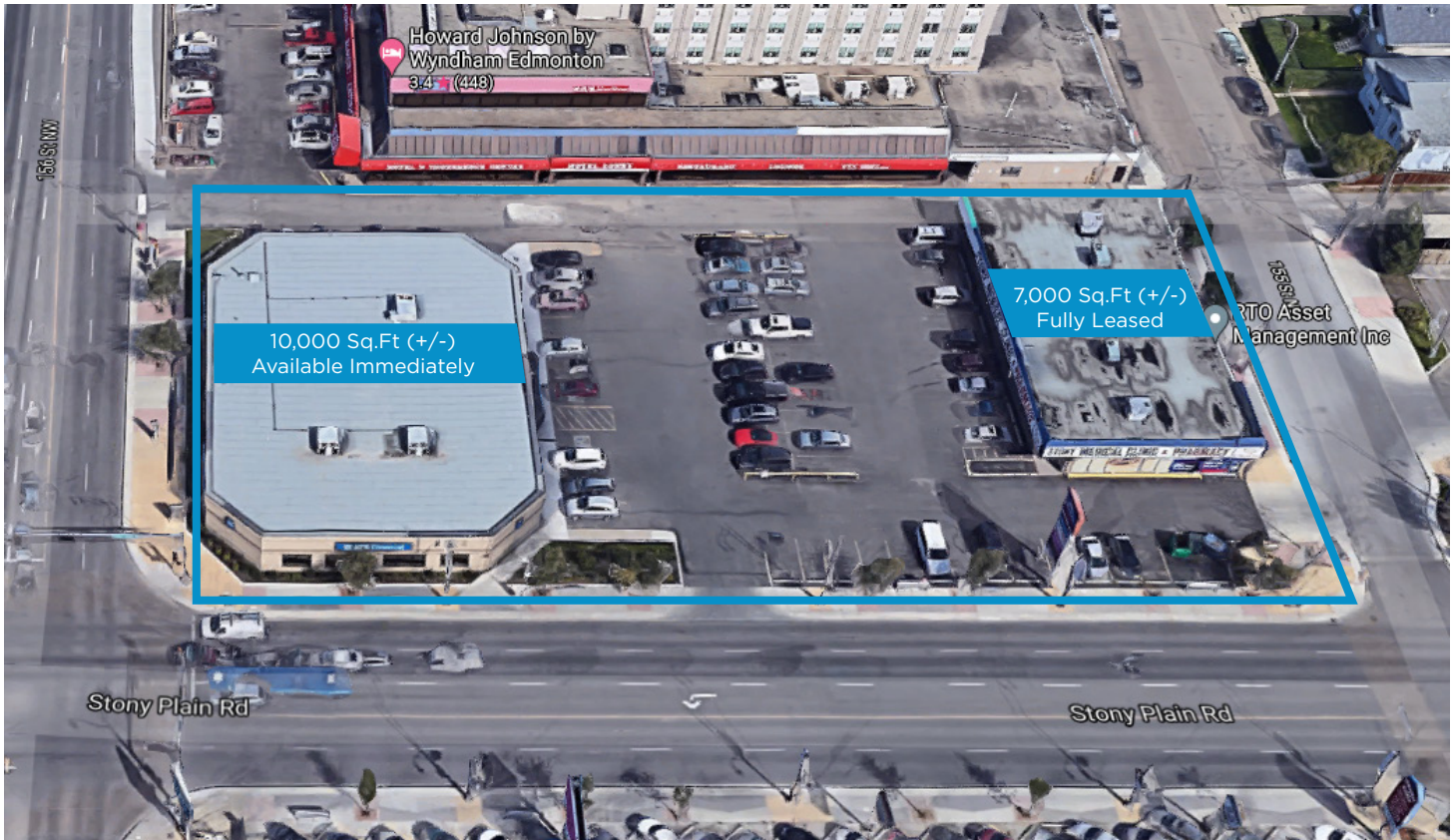
- Amazing signage opportunities including pylon signage with exposure to 156 Street and Stony Plain Road
- Demisable options are available and can be build to suit
- Ideal use: business support services, commercial schools, general retail stores, health services, household repair services, professional/financial/office support services (assigned parking behind and adjacent to building), special events, veterinary services, child care services, creation and production establishments (visual, craft, design, interdisciplinary and performance arts studios), funeral/cremation/interment services, restaurants/bars/breweries/drive-in food services etc.
- New LRT line is coming to the area. The 14-kilometre Valley Line West will run from downtown to Lewis Farms, with long stretches of track on 104th Avenue, Stony Plain Road, 156th Street and 87th Avenue. The route includes 14 street-level stops plus elevated stations at Misericordia Hospital and West Edmonton Mall

DEMISING OPTIONS



10,000 SQ.FT. STAND-ALONE BUILDING

FOR SALE



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VALLEY LINE WEST LRT

Stony Plain Road at 156 Street

How we got here

- In the 2013 design, the LRT track would have taken a diagonal path across the south-east corner of Stony Plain Road and 156 Street, with a stop located adjacent to a relocated Jasper Place Transit Centre
- The review process considered space constraints, traffic impacts, local property impacts and public input, leading to a revised design
- With the new design:
 - the transit centre will remain at its current location
 - the LRT track will follow the roadway
 - the stop will be located on the west side of 156 Street for convenient transfers
 - there is better potential for future transit-oriented development



10,000 SQ.FT. STAND-ALONE BUILDING FOR LEASE

PROPERTY INFORMATION

MUNICIPAL ADDRESS:	15548 Stony Plain Road, Edmonton, AB
LEGAL:	Lot 1, Block 2, Plan 9524233
SIZE:	10,000 Sq.Ft (+/-)
POSSESSION:	Immediate
PARKING:	Ample
LEASE RATE:	Mid-Low 20's/Sq.Ft
OP. COSTS:	\$10.63 Sq.Ft. (2019)

MORE INFORMATION

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