

FOR SALE/LEASE

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



Investment Opportunity

15504 - Stony Plain Road NW

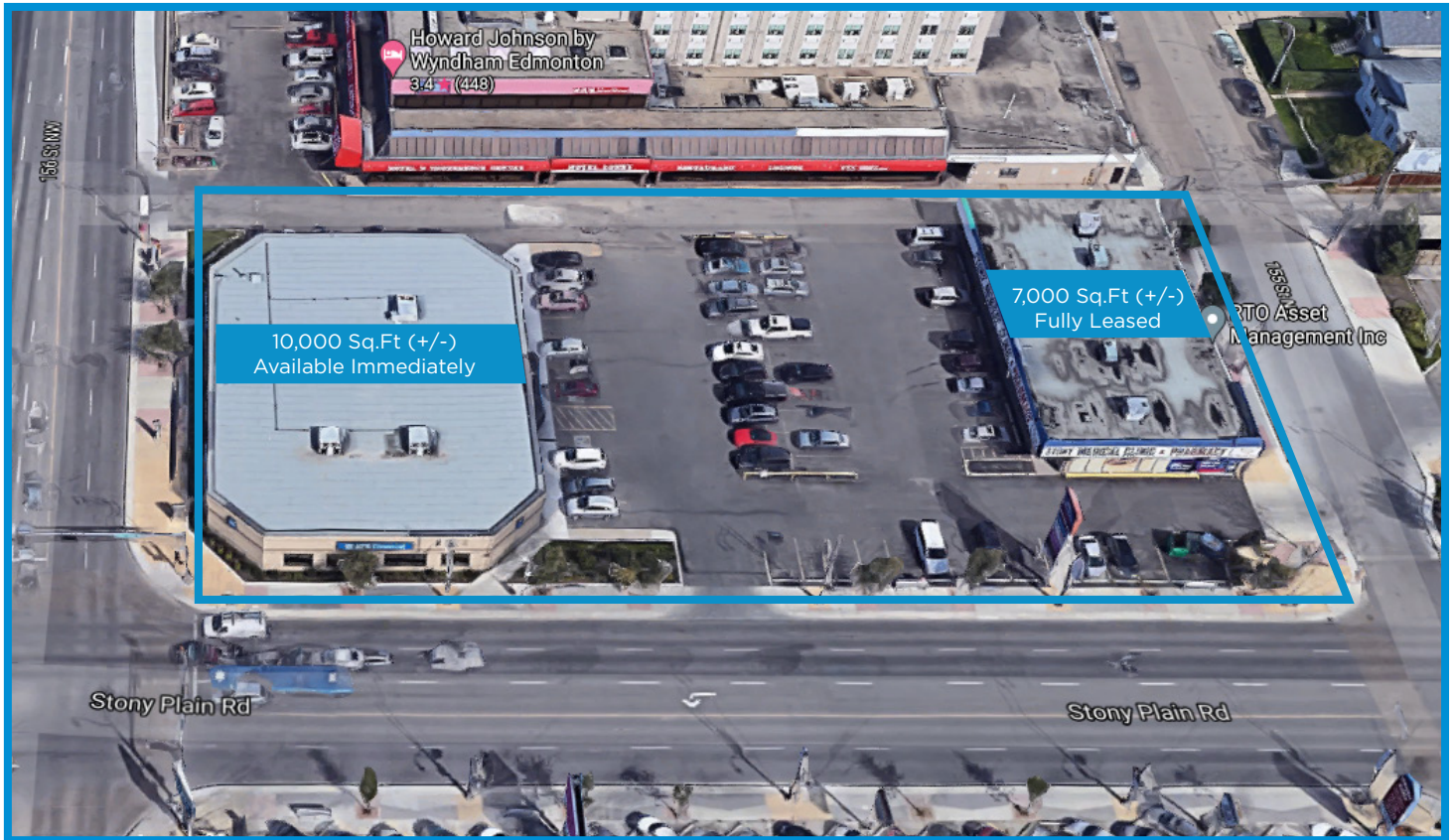
Lot Size: 46,913 Sq.Ft. (+/-) or 1.07 Acre (+/-)

Property Highlights

- 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.
- Two stand-alone buildings:
 - Former ATB - Currently vacant (10,000 Sq.Ft.)
 - Medical Clinic - Long-term lease in place (7,000 Sq.Ft.)
- Great owner/user opportunity, future development site.

Lizotte and Associates Real Estate Inc.
#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8

780.488.0888 | www.lizotterealestate.com



Property Details

Address:	15548 Stony Plain Road NW, Edmonton
Size:	10,000 Sq.Ft.(+/-) - vacant and 7,000 Sq.Ft.(+/-) - medical clinic
Lot Size:	46,913 Sq.Ft. (+/-) or 1.07 acre (+/-)
Zone:	Low Intensity Business Zone (CB1)
Asking Price:	Contact Associate
Tenants:	Stony Medical Clinic (7 years on a lease)



Contact

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