

FOR LEASE

1,784 SF (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC

5% FEE TO
OUTSIDE BROKERS



14812 Stony Plain Road, Edmonton, AB

HIGH TRAFFIC RETAIL SPACE

Property Highlights

- **Facade renovations complete!**
- Excellent exposure to Stony Plain Road and 149 Street
- Exposure To 27,000 VPD
- Right-hand turn on the Homeward side of the street
- South aspect
- Seeking hair salon, nail tech, aesthetics, general retail, healthcare



780.488.0888



www.lizotterealestate.com

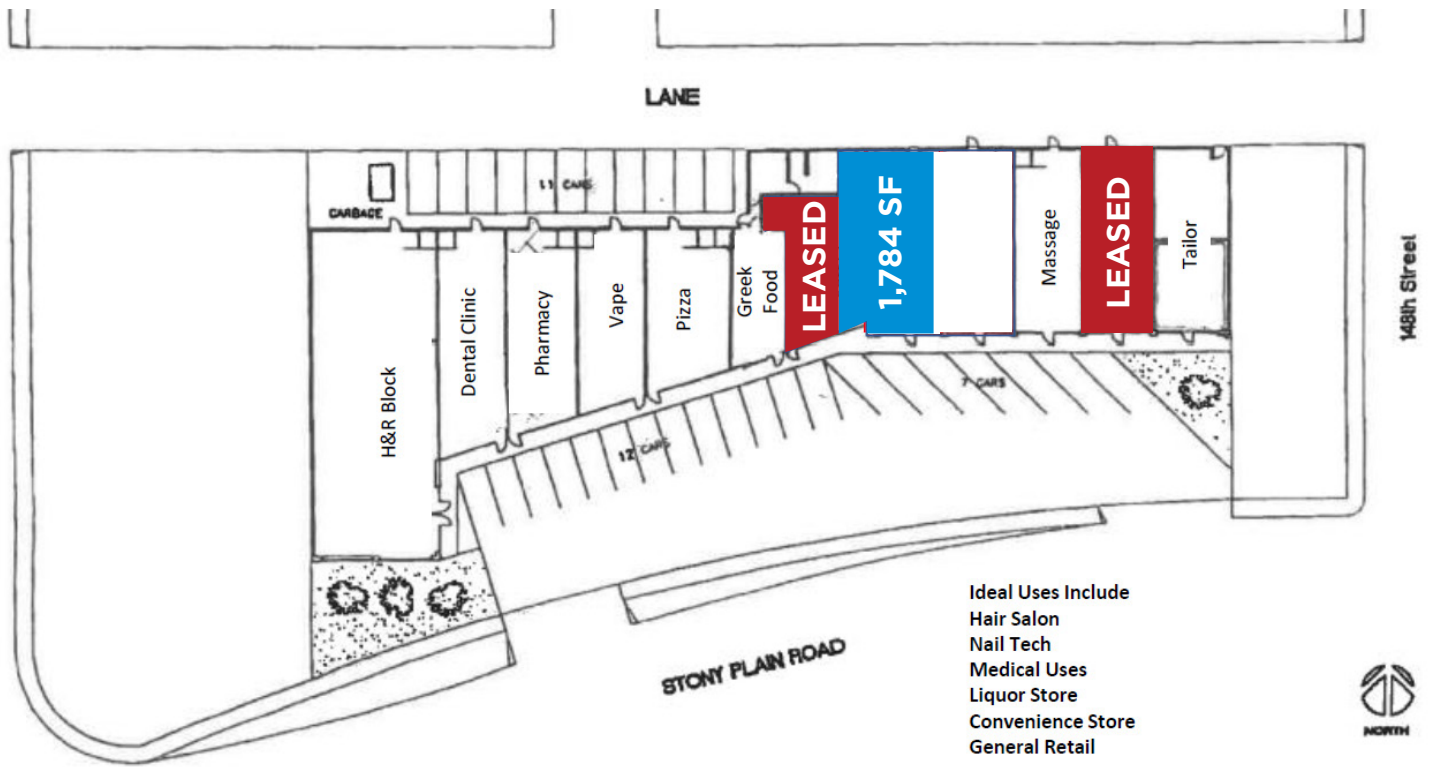


#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8



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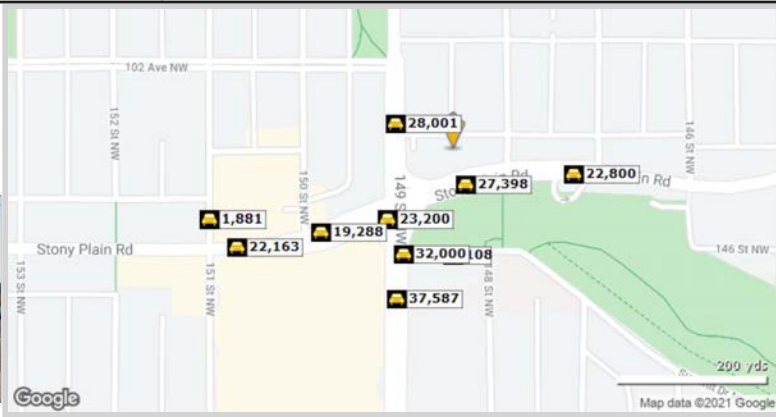
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Traffic Count Report

Westgrove Centre
14804-14836 Stony Plain Rd NW, Edmonton, AB T5N 3S5

Building Type: **General Retail**
Secondary: -
GLA: **16,856 SF**
Year Built: **2008**
Total Available: **4,976 SF**
% Leased: **76.41%**
Rent/SF/Yr: **\$14.00**

Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Stony Plain	148	0.03 E	2015	27,398	ADT	.03
2 149	Stony Plain	0.00 E	2015	28,001	ADT	.05
3 Stony Plain Road NW	149 Street NW	0.00 NE	2018	23,200	AAWDT	.07
4 Summit	148	0.00 NE	2015	108	ADT	.08
5 Summit Drive NW	149 Street NW	0.00 W	2018	32,000	AAWDT	.09
6 Stony Plain	147	0.02 E	2015	22,800	AAWDT	.10
7 Stony Plain		0.00	2015	19,288	ADT	.12
8 149	Summit	0.00 NE	2015	37,587	ADT	.12
9 Stony Plain		0.00	2016	22,163	ADT	.18
10 151	Stony Plain	0.00 N	2016	1,881	ADT	.19

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14812 Stony Plain Road

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Property Information

Municipal Address: 14806/12 Stony Plain Road, Edmonton, AB

Size: 14812 - 1,784 Sq. Ft. (+/-)

14806 - 1,151 Sq. Ft. (+/-) **LEASED**

14810 - 1,650 Sq. Ft. (+/-) **LEASED**

14820 - 1,120 Sq. Ft. (+/-) - **LEASED**

14806 - 1,151 Sq. Ft. (+/-) - **LEASED**

14822 - 1,175 Sq. Ft. (+/-) - **LEASED**

14808 - 1,098 Sq. Ft. (+/-) - **LEASED**

Zoning: CSC

Parking: Scramble

Possession: Immediate/negotiable

Op. Costs: \$11.07/Sq. Ft. (2021 est. includes water)

Lease Rate: Starting at \$18.00/Sq. Ft.
(escalations over term apply)

Contact

Chuck Clubine

Senior Associate

Cell: 780.264.7773

Direct: 780.784.6553

chuck@lizotterealestate.com

Tom Dean

Associate

Cell: 780.920.8019

Direct: 780.784.6550

tom@lizotterealestate.com

