

Professional Development

On Stony Plain Road & 149th Street

10115 - 150 Street
Edmonton, Alberta
www.cbre.ca

1,900 - ±11,000 sq. ft. of retail and office space available



Professional Development

10115 - 150 Street | Edmonton, Alberta



Building 3 - 2nd Floor Office Space

The Opportunity

Stony Plain Road location with future LRT access

Professional retail development on Stony Plain Road. Other tenants include a medical clinic, physiotherapy clinic and dental lab. Well located with excellent exposure to 17,300 vehicles per day along Stony Plain Trail, and 23,200 vehicles per day along 149th Street. The site is only a 5-7 minute drive to downtown Edmonton and West Edmonton Mall. The future west LRT line has a planned stop in front of the development.

A perfect opportunity for a dental clinic, medical clinic, optometry clinic, yoga studio, fitness studio or small retailer. Opportunity for a new user to take over an existing dental clinic.

Property Details

Municipal Address	10115 - 150 th Street, Edmonton, Alberta
Cross Streets	Stony Plain Road & 149 th Street
Legal Address	Plan 6213HW; Block 61; Lots 1, 2, 3, 5
Zoning	CB1 (Low Intensity Business)
Available Area	Building 1 - Main Floor: Dental Office - 4,450 sq. ft. Building 2 - Main Floor: Retail Unit - 1,900 sq. ft. Building 3 - 2nd Floor: Office Unit - ±11,000 sq. ft.
Additional Rent (2022)	\$10.33 / sq. ft.
Lease Rate	Market
Available	Immediately



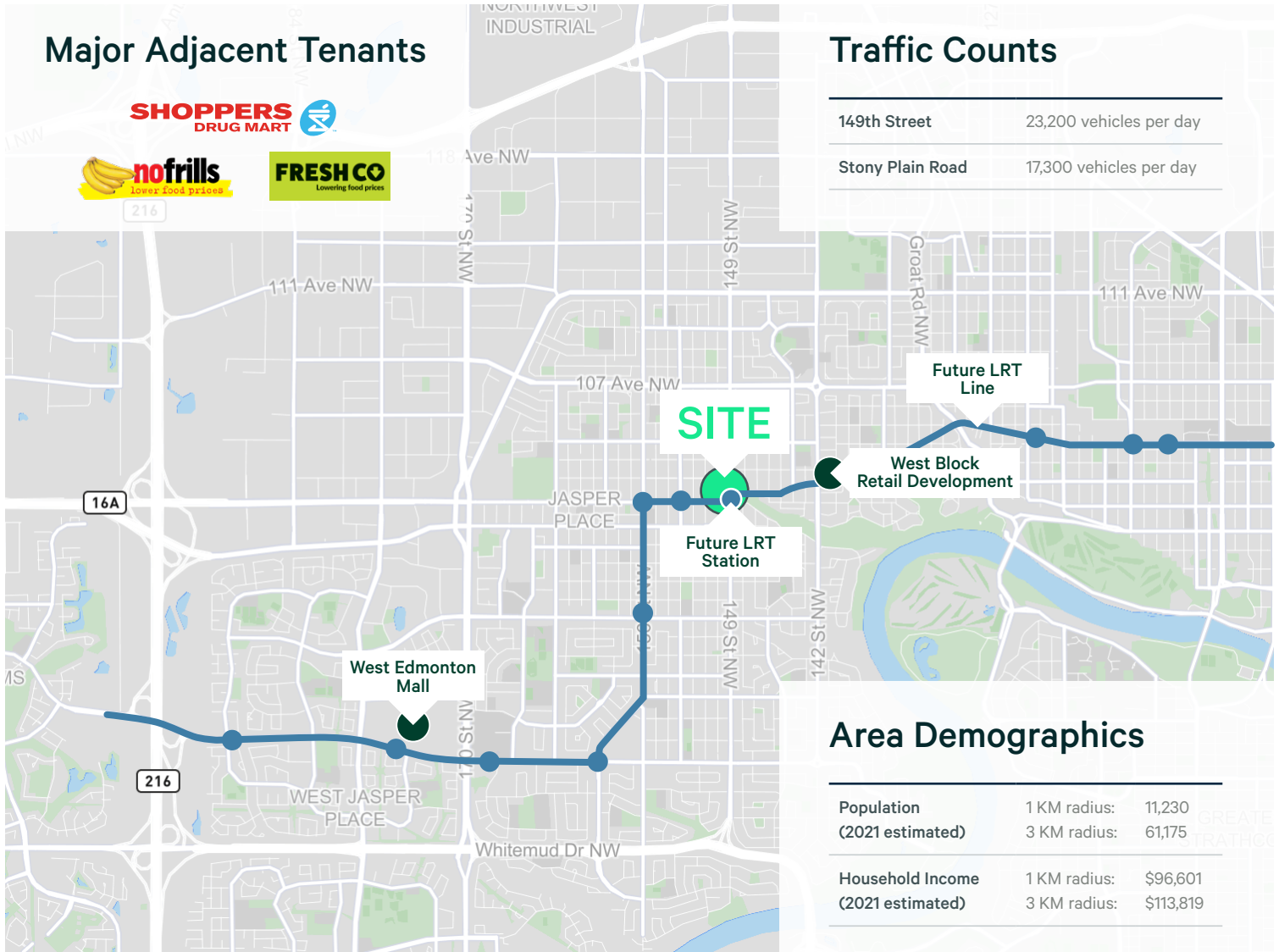
Building 1 - Dental Office



Building 1 - Dental Office



Building 3 - 2nd Floor Office Space



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