

FOR LEASE

17250 Stony Plain Road,
Edmonton, AB

HIGH-EXPOSURE RETAIL/OFFICE SPACE IN WEST EDMONTON

REMAX Commercial Excel is pleased to offer a unique space on one of Edmonton's busiest intersections.

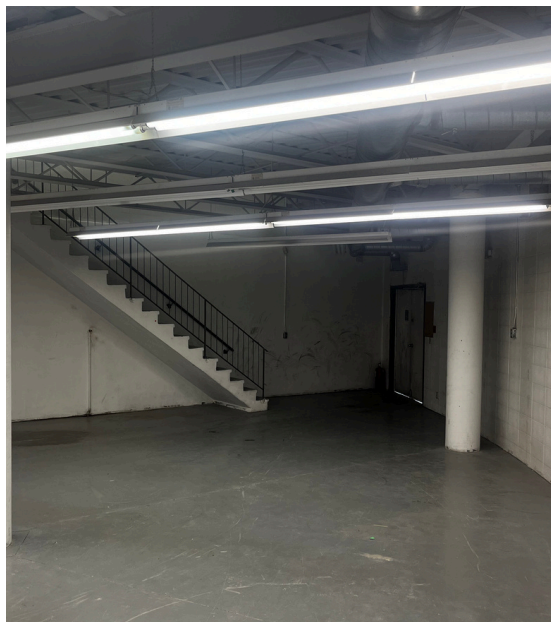
An open-concept space over two floors, sharing the building with an avant-garde European window and door company, this space is sure to draw eyes and interest with unmatched visibility.

On one of Edmonton's most-travelled intersections, a generous tenant improvement package and supportive landlord ensure that any number of business options can suit the space: a warehouse-office feel, an eclectic wellness centre, or a traditional storefront. A new glass entry door will be installed, and the landlord will also consider adding windows as part of the tenant improvement package, providing an opportunity to further enhance the space with natural light and street-facing visibility.

Front-Facing Signage Opportunity – Excellent visibility along Stony Plain Road.

DETAILS	
Legal Address	17250 Stony Plain Road (new address specific to business to be determined)
Size	Main Floor/Showroom = 1,000 Second Floor = 1,500
Orientation	East; Facing on-coming traffic of 170th Street south and Stony Plain Road West
Parking	Exclusive parking section with 10+ stalls
Utilities	Water, heat, AC, and electricity all included
Gross Lease Rate	\$4,250/month
Landlord Improvements	Landlord is prepared to improve natural lighting and the entrance/accessibility, as well as some build-out internally.

PHOTO GALLERY





DEMOGRAPHICS

Stony Plain, Edmonton, AB

Stony Plain offers a growing commercial market supported by an expanding residential population and strong connections to the Edmonton region. The community benefits from a stable workforce, established consumer base, and increasing commercial activity, with convenient access to major transportation routes including Highway 16A and the Yellowhead Highway.

Its location within the Edmonton Metropolitan Region provides businesses with access to both local customers and a broader west-end trade area, making Stony Plain an attractive market for retail, service, industrial, and investment opportunities.

1 **REAL CANADIAN
Superstore**

2 **Bianca Amor's
LIQUIDATION SUPERCENTRE**

3 **RED LOBSTER**
FRESH FISH • LIVE LOBSTER

4 **save on foods**

5 **Tim Hortons**

6 **CIBC**

TRAFFIC EXPOSURE

42,000+ Vehicles/day

TRAVEL TIME

Downtown Edmonton	~15-20 min
West Edmonton Mall	~5-7 min
Lewis Farms	~10-15 min
Anthony Henday Drive	~5 min



CONTACT

Finn Wilmes
Associate

📞 (587) 341-0315

✉️ finn@commercialexcels.ca



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