

FOR SALE

HIGH-EXPOSURE RETAIL CORNER

15802-08 Stony Plain Road, Edmonton, AB

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THE OPPORTUNITY

A free-and-clear, 8,379 SF retail asset on a high-exposure corner of Stony Plain Road — offered as a near-vacant canvas for an investor seeking lease-up upside or an owner-user looking to anchor a flagship location at a fraction of new-build cost.

ASSET SNAPSHOT	
Building Area	8,379 SF Single-storey, 3-unit retail strip.
Site Area	17,864 SF (±0.41 acres) 3 contiguous lots.
Year Built	1978 Brick masonry exterior.
Zoning	Mixed Use (MU h28 f4) 28 m height, 4.0 FAR
Assessed Value	\$1,750,500 2025 City of Edmonton
Title	Free & Clear No registered encumbrances.
Purchase Price	\$1,535,000



VALUE-ADD THROUGH LEASE-UP

Property is offered as effectively vacant. Corridor comparables are leasing at \$16–\$22/SF net — a meaningful spread above current in-place economics, with clear runway to drive rents to market and stabilize NOI.

OWNER-USER OPPORTUNITY

Acquire and occupy 8,379 SF of brick-clad retail on one of West Edmonton's busiest arterials. Hard-corner exposure, secure rear parking, and three flexible bays — ideal for a single-user flagship or an owner who occupies and leases the balance.



SOLID BRICK. HARD CORNER. CLEAN FOOTPRINT.

A well-maintained 1978-vintage retail strip on three contiguous lots, presenting in good overall condition with secured rear parking, generous frontage on Stony Plain Road, and three bays sized for divisible or single-user configurations

PROPERTY DETAILS	
Address	15802-08 Stony Plain Road NW, Edmonton, AB
Postal Code	T5P 3Z6
Legal Description	Plan 1924AM, Block 3, Lots 26-28
LINC	0020 397 170
Building Configuration	3 retail bays — 4,135 / 1,890 / 2,354 SF
Parking	Surface front + secured chain-link rear yard
Security	CCTV cameras and alley lighting
Ward / BIA	Nakota Isga · Stony Plain Road & Area BIA

15802 Stony Plain Road sells two stories at once: a turn-key lease-up for the value-add investor, and a rare owner-user footprint for the operator who wants to plant a flag on a high-exposure West Edmonton corner.



PATH 01: VALUE-ADD LEASE-UP

15802 Stony Plain Road sells two stories at once: a turn-key lease-up for the value-add investor, and a rare owner-user footprint for the operator who wants to plant a flag on a high-exposure West Edmonton corner.

- 3 leasable bays totalling 8,379 SF
- Corridor market rents \$16-\$22/SF net
- Pylon and building signage on Stony Plain Road
- BIA marketing and Valley Line West LRT corridor tailwind



PATH 02: OWNER-USER FLAGSHIP

Acquire and occupy the entire 8,379 SF building, or occupy one bay and lease the balance to offset carrying costs. Hard-corner location and secure rear yard suit a wide range of users.

- Full building available — divisible or whole
- Front parking plus secured rear chain-link yard
- Mixed Use zoning supports a broad permitted-use list
- Replacement cost well above asking price

STONY PLAIN ROAD CORRIDOR — ASKING NET RENTS

15210 Stony Plain Rd	\$19.00 PSF net + \$7.00 OC
14814 Stony Plain Rd	\$22.00 PSF net
Revolution Square (15131)	Market rate + \$8.75 OC
Corridor Range	\$16.00 - \$22.00 PSF net

Source: Active Stony Plain Road corridor listings, market intelligence as of Q1 2026. Comparables shown for context only and do not represent property-specific projections.



INVESTMENT HIGHLIGHTS

A complete Confidential Information Memorandum, including the detailed rent roll, financial underwriting, lease abstracts, capital expenditure summary, and operating data, is available to qualified investors upon execution of a Confidentiality Agreement.

Contact Dale and Humaira for more information.



BIA & CONNECTIVITY

Member of the Stony Plain Road & Area Business Improvement Area, an active organization driving streetscape investment and small-business support.

Stony Plain Road is a primary east-west arterial connecting downtown to West Edmonton Mall and the Anthony Henday ring road.



GREAT INVESTMENT

Brick exterior, hard-corner exposure on Stony Plain Road, secured rear parking, and a clean three-bay footprint ready for repositioning or owner-user occupancy.



VALLEY LINE WEST LRT

Edmonton's \$2.6B Valley Line West light-rail extension runs along Stony Plain Road, with the closest stops at Stony Plain Rd / 149 St and Jasper Place. Construction continues through 2028, after which transit-oriented uplift along the corridor is expected to materialize.



MATURE NEIGHBOURHOOD

Britannia Youngstown, a mature, established west-end neighbourhood of approximately 4,800 residents within a 1.64 km² footprint. Roughly 60% of households are renter-occupied, providing a stable, daily-needs retail demand base.





UNIT 15806
Subject Area: 4,135 SF

UNIT 15802
Subject Area: 2,354 SF





AREA AND LOCATION

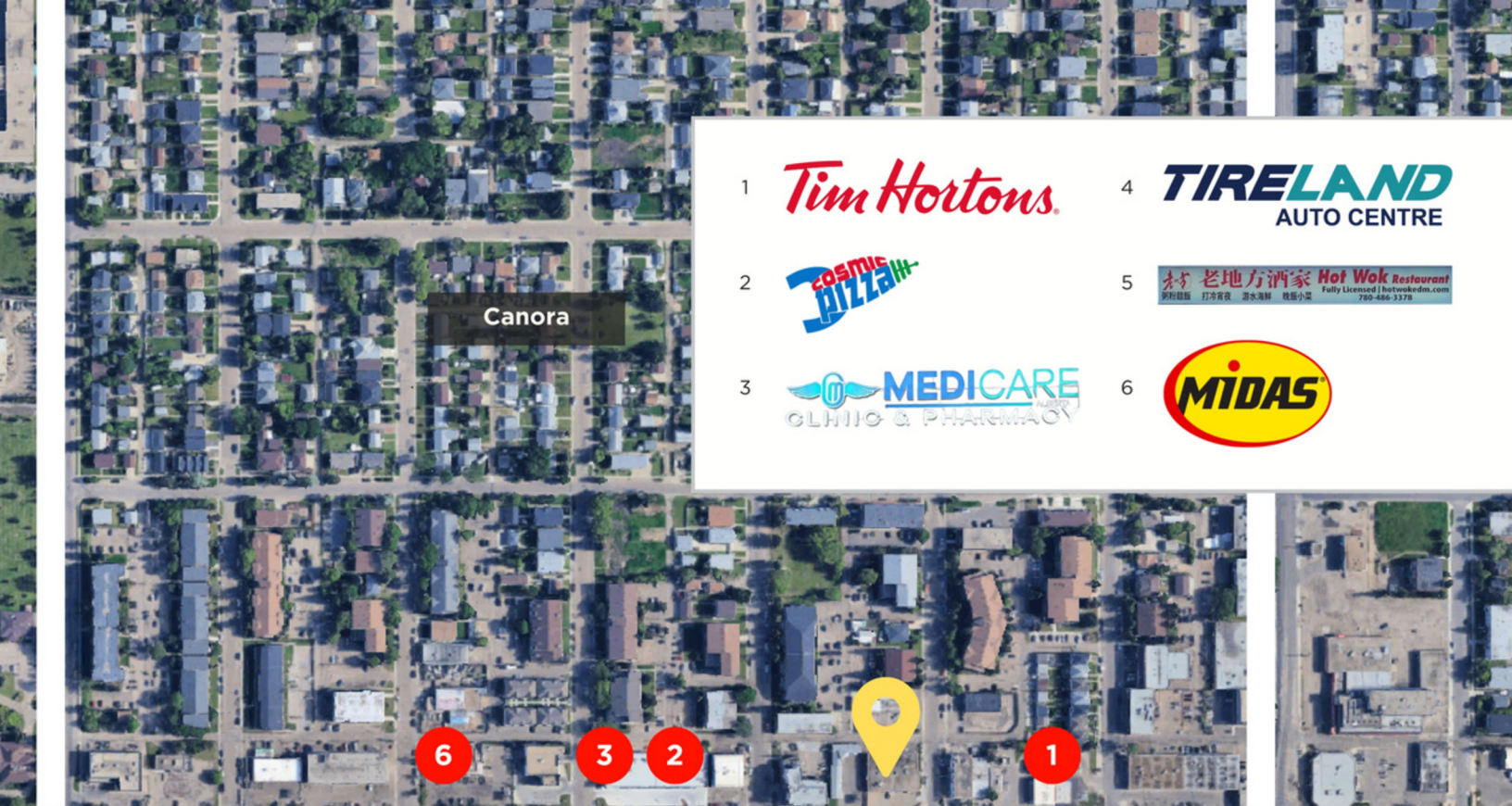
15802-08 Stony Plain Road, Edmonton, AB

Positioned along Stony Plain Road NW at 158 Street, the Property is situated within one of west Edmonton's most established commercial corridors, offering strong visibility, consistent traffic exposure, and excellent accessibility.

Surrounded by mature, high-density neighbourhoods including Glenwood, Canora, and Britannia Youngstown, the area benefits from a stable customer base supported by daily commuter and local service activity.

Direct access to Stony Plain Road, 156 Street, and 170 Street provides efficient connectivity throughout west Edmonton, including convenient access to West Edmonton Mall and Downtown.

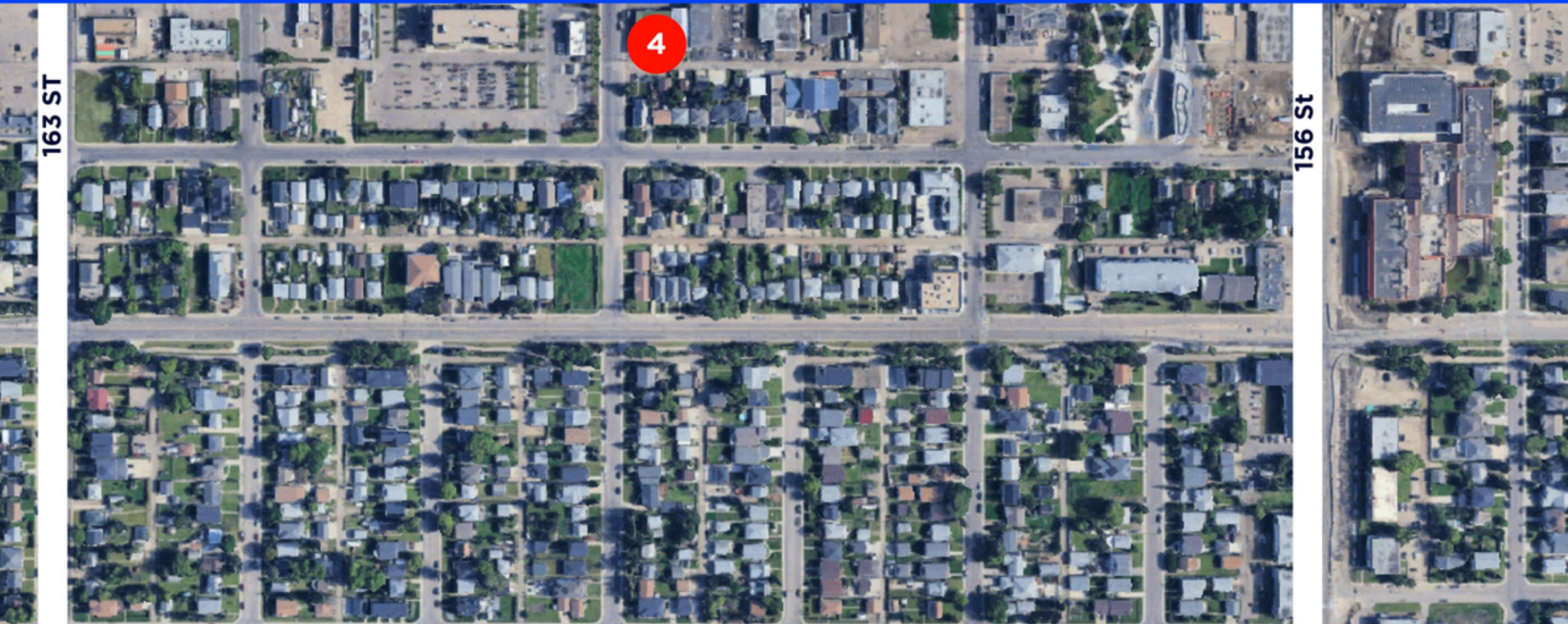
Overall, the corridor is supported by strong residential density, long-standing commercial activity, and ongoing revitalization initiatives.



Canora



STONY PLAIN ROAD



163 ST

156 St

ACCESS POINTS

- **Stony Plain Road:** Primary east-west arterial providing direct access to Downtown Edmonton and west-end communities
- **156 Street:** Direct north-south arterial connecting surrounding residential and commercial nodes
- **170 Street:** Major north-south corridor linking to West Edmonton Mall and Anthony Henday Drive



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