

FOR SALE/LEASE

RETAIL

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17250 Stony Plain Road NW | Edmonton, Alberta

Property Description

Located prominently on the Northwest corner of 170th Street and Stony Plain Road, this high-profile freestanding retail building offers a unique combination of showroom and warehouse space. Spanning 20,300 square feet across multiple levels, the property features a spacious showroom with floor-to-ceiling windows and high ceilings, ideal for showcasing products. Additionally, a functional warehouse area with multiple grade loading doors enhances operational efficiency. Ample parking is provided with 13,300 square feet underground, complemented by on-site and street parking options. Zoned for automotive sales and offering flexibility for a variety of other uses or future redevelopment opportunities, this property boasts unparalleled traffic exposure and is primed for dynamic commercial ventures.

\$5,290,000

SALE PRICE

\$18.00

LEASE RATE PER SF

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PROPERTY DETAILS

Purchase Price:	\$5,290,000
Municipal Address:	17250 Stony Plain Road NW, Edmonton, AB
Property Taxes:	\$93,103.37/2023
Zoning:	DC (93) - Site Specific
Lease Rate:	\$18.00
Lease Op Cost SF:	\$4.99
Building Size:	
Main Floor:	17,000 SF
Second Floor:	3,000 SF
Total Rentable Space:	20,300 SF
Underground Parking:	13,300 SF
Total:	33,600 SF
Lot Size:	0.88 Acres
Year Built:	1988

CONTACT

DEAN DRYSDALE

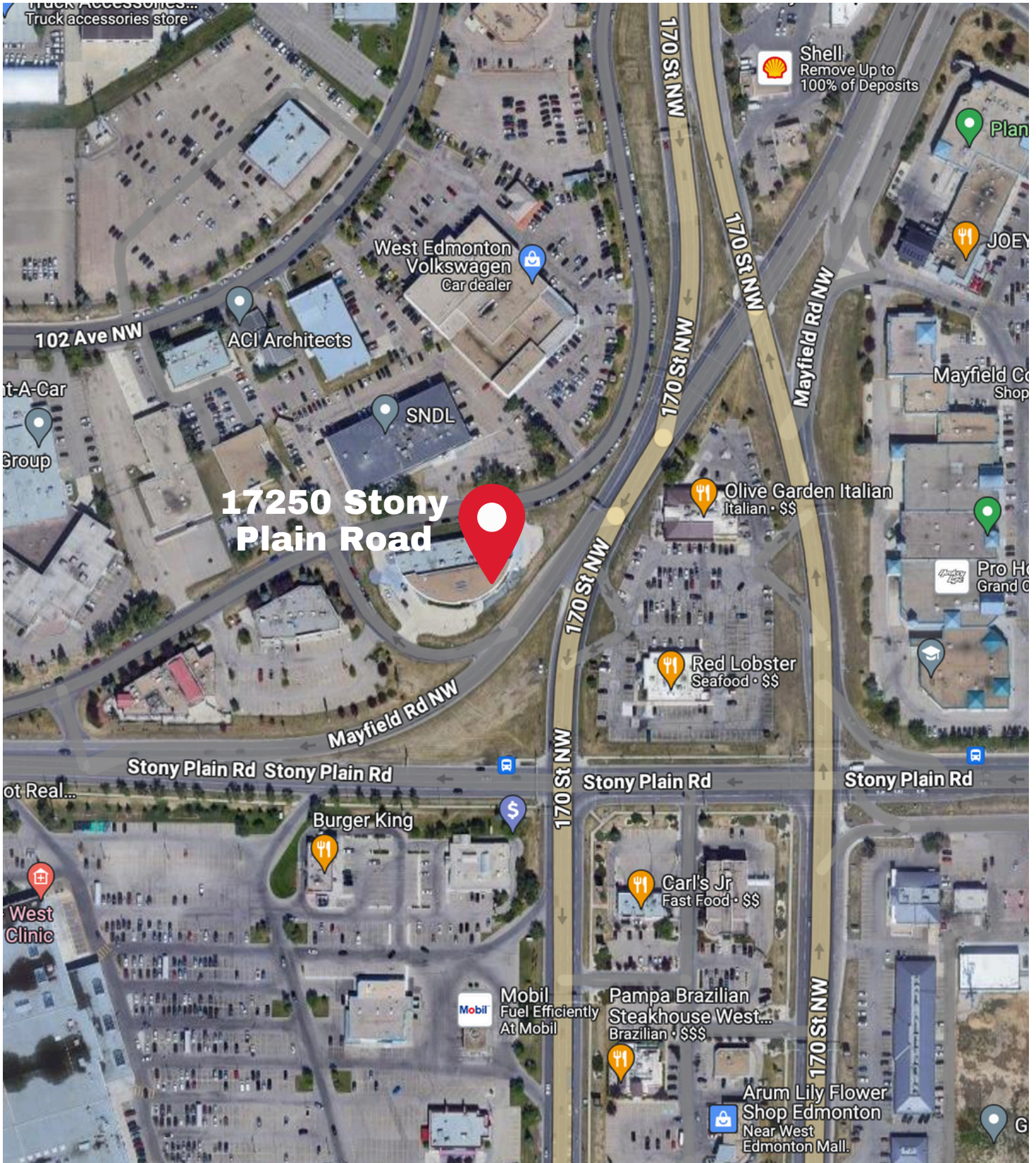
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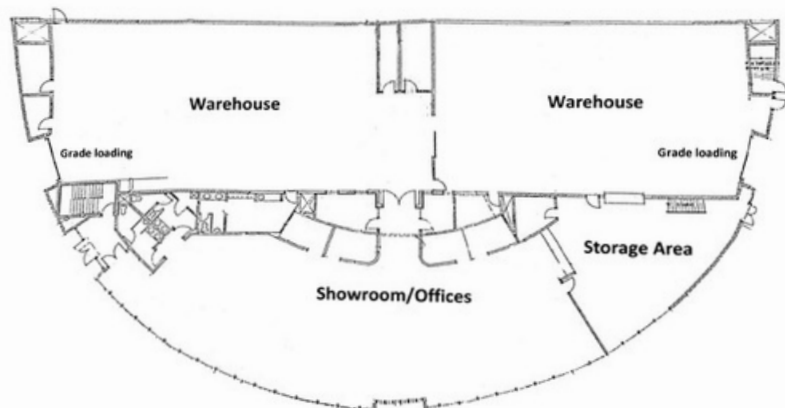


LOCATION MAP

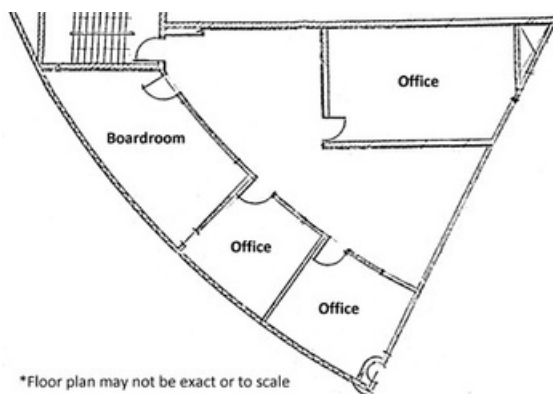


ADDITIONAL PHOTOS

MAIN FLOOR



SECOND FLOOR



*Floor plan may not be exact or to scale

