

FOR LEASE

**10054  
158 STREET**

**2,390 SF End Cap  
Available Immediately!**

10054 158 Street, Edmonton, AB

**Cushman & Wakefield Edmonton**

Suite 2700, TD Tower  
10088 102 Avenue  
Edmonton, AB T5J 2Z1  
cwedm.com

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**Dane Phaneuf**

Associate

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# PROPERTY HIGHLIGHTS

- Located directly off Stony Plain with exceptional exposure along 158th Street.
- Join adjacent Tenant's Hot Wok Restaurant and Daycare
- The space is in shell condition ready for Immediate possession.
- CB1 zoning allowing for a variety of uses.
- Rear overhead service door allowing for ease of deliveries
- Ideal Uses: Pharmacy, General Retail Store, Professional Services, Convenience Store, and Medical Services.
- 2,390 SF end cap with sufficient parking in the front

**STONY PLAIN ROAD**

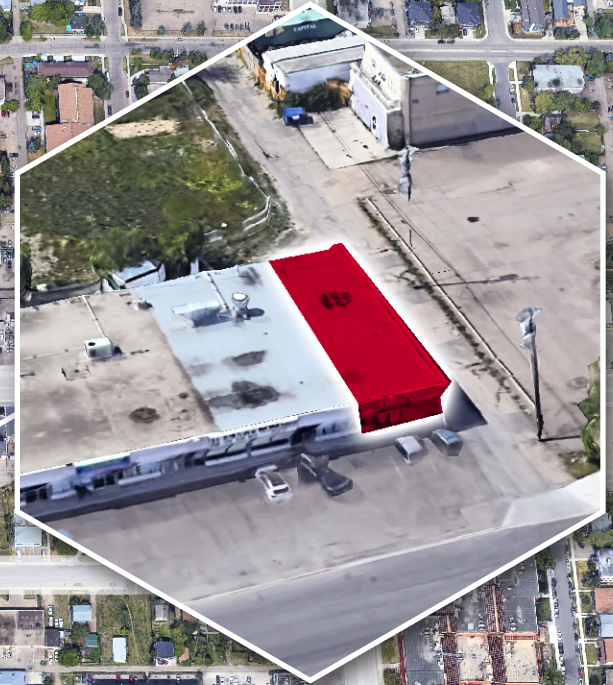
**100A AVENUE NW**

**100 AVENUE NW**

**163 STREET NW**

**158 STREET NW**

**156 STREET NW**



# PROPERTY DETAILS

## MUNICIPAL ADDRESS

10054 158 Street NW,  
Edmonton, AB

## LEGAL DESCRIPTION

Lot 1,2,3 Block 2D, Plan 6144AH

## ZONING

CB1 - Low Intensity Business Zone

## NEIGHBOURHOOD

Glenwood

## BUILDING SIZE

+/-8,704 SF

## PARKING AREA

Ample Parking

## LOT AREA

18,833 SF

## SIZE

2,390 SF

## UTILITIES

Separately Metered

## ADDITIONAL RENT

\$7.00 per SF

## BASE RENT

Market



Excellent access to  
Stony Plain road and  
100 Avenue

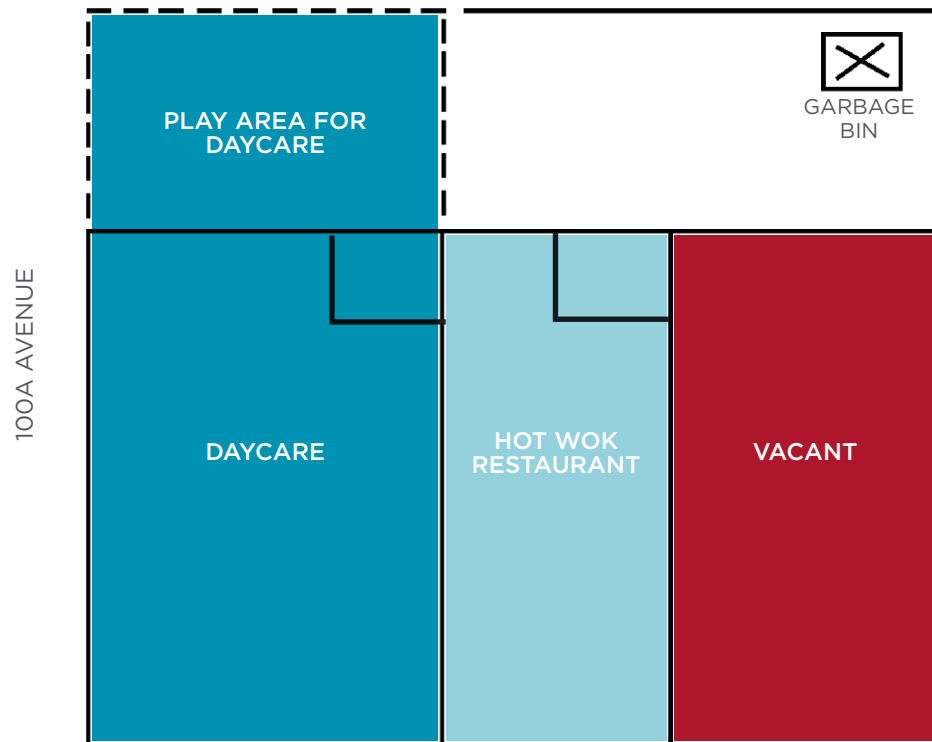


Ready for Immediate  
Possession



2,490 Retail Space  
Available Immediately

# FLOOR PLAN



# DEMOGRAPHICS

	POPULATION		
	1km	3km	5km
	12,108	63,791	156,886

	HOUSEHOLDS		
	1km	3km	5km
	5,209	25,904	61,879

	AVERAGE INCOME		
	1km	3km	5km
	\$67,242	\$101,352	\$106,535

	VEHICLES PER DAY		
	19,600 on Stony Plain Road & 11,400 on 100 Avenue NW in 2018		

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Edmonton

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