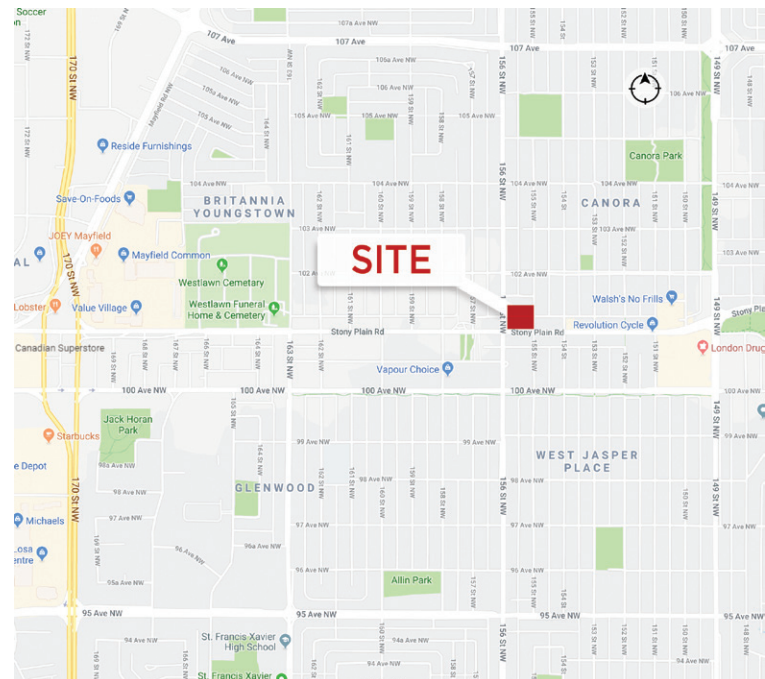




## Prime Corner Opportunity

### Property Highlights

- 10,329 SF Free Standing Building Available for Lease
- Prominently located on the northeast corner of 156 Street & Stony Plain Road
- Future LRT oriented site
- Direct exposure onto both Stony Plain Road and 156 Street, which sees over 15,300 VPD along Stony Plain Road and 16,700 VPD along 156 street.
- Exceptional signage opportunities on all sides of the building including available pylon sign
- Services a trade area of 60,732 people within a 3 km radius



**Lance Frazier**  
Senior Associate  
780 970 2650  
lance.frazier@cwedm.com

**Al Erskine**  
Associate  
780 264 9544  
al.erskine@cwedm.com

**CUSHMAN & WAKEFIELD**  
Edmonton  
Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedm.com](http://www.cwedm.com)



## Property Details

**Legal Description:** Lot 1, Block 2, Plan 9524233

**Zoning:** CB1 - Low Intensity Business Zone

**Building Size:** 10,329 SF

**Parking Area:** Ample

**Access:** 3 access points

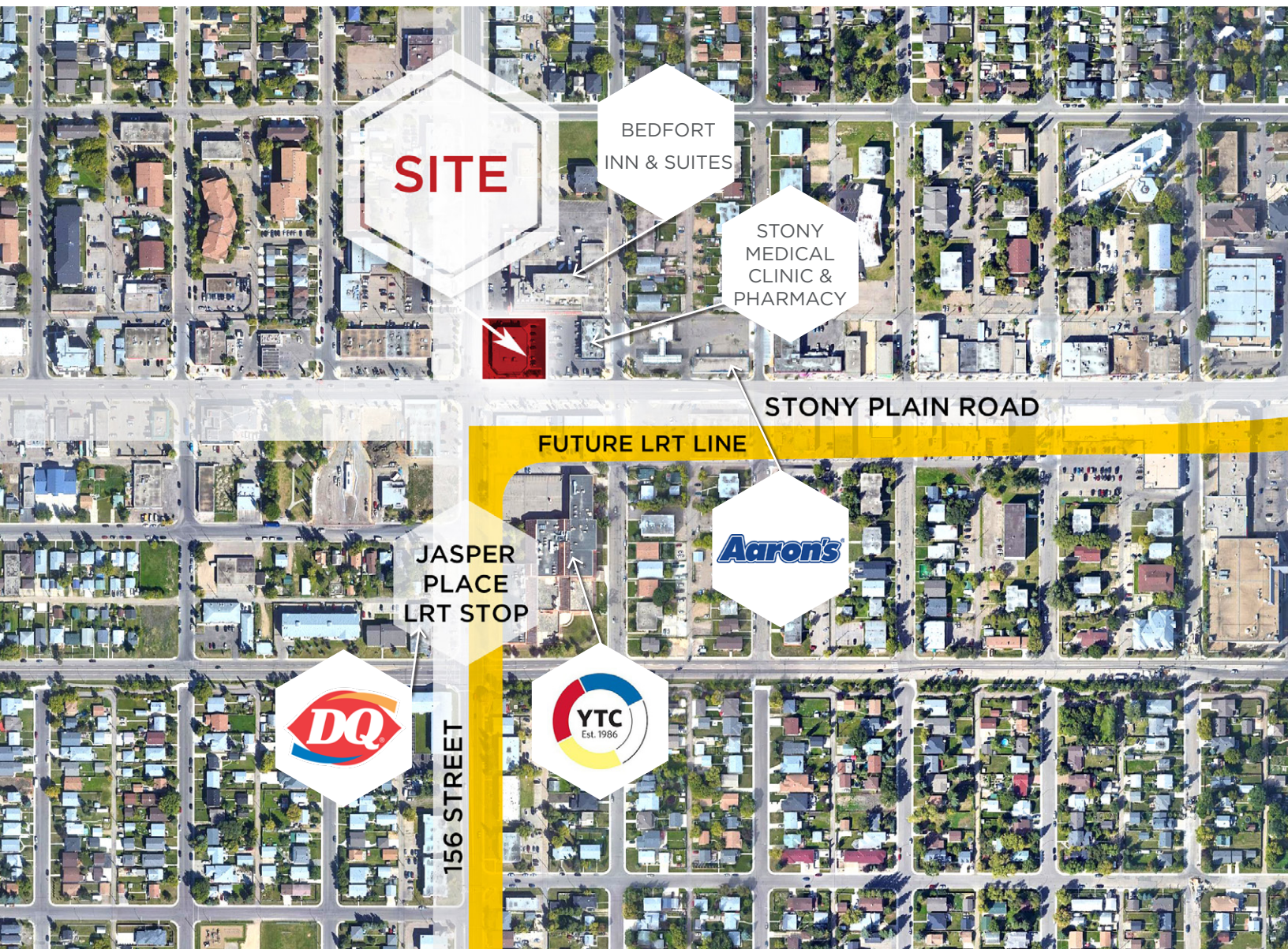
**Base Rent:** Negotiable

**Op. Costs & Property Taxes:** \$6.30 per SF (2022 est.)

**Available:** Immediately

**Utilities:** Tenant Expense

## Aerial



**Lance Frazier**  
Senior Associate  
780 970 2650  
lance.frazier@cwedmonton.com

**Al Erskine**  
Associate  
780 264 9544  
al.erskine@cwedmonton.com

**CUSHMAN & WAKEFIELD**  
Edmonton  
Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedmonton.com](http://www.cwedmonton.com)





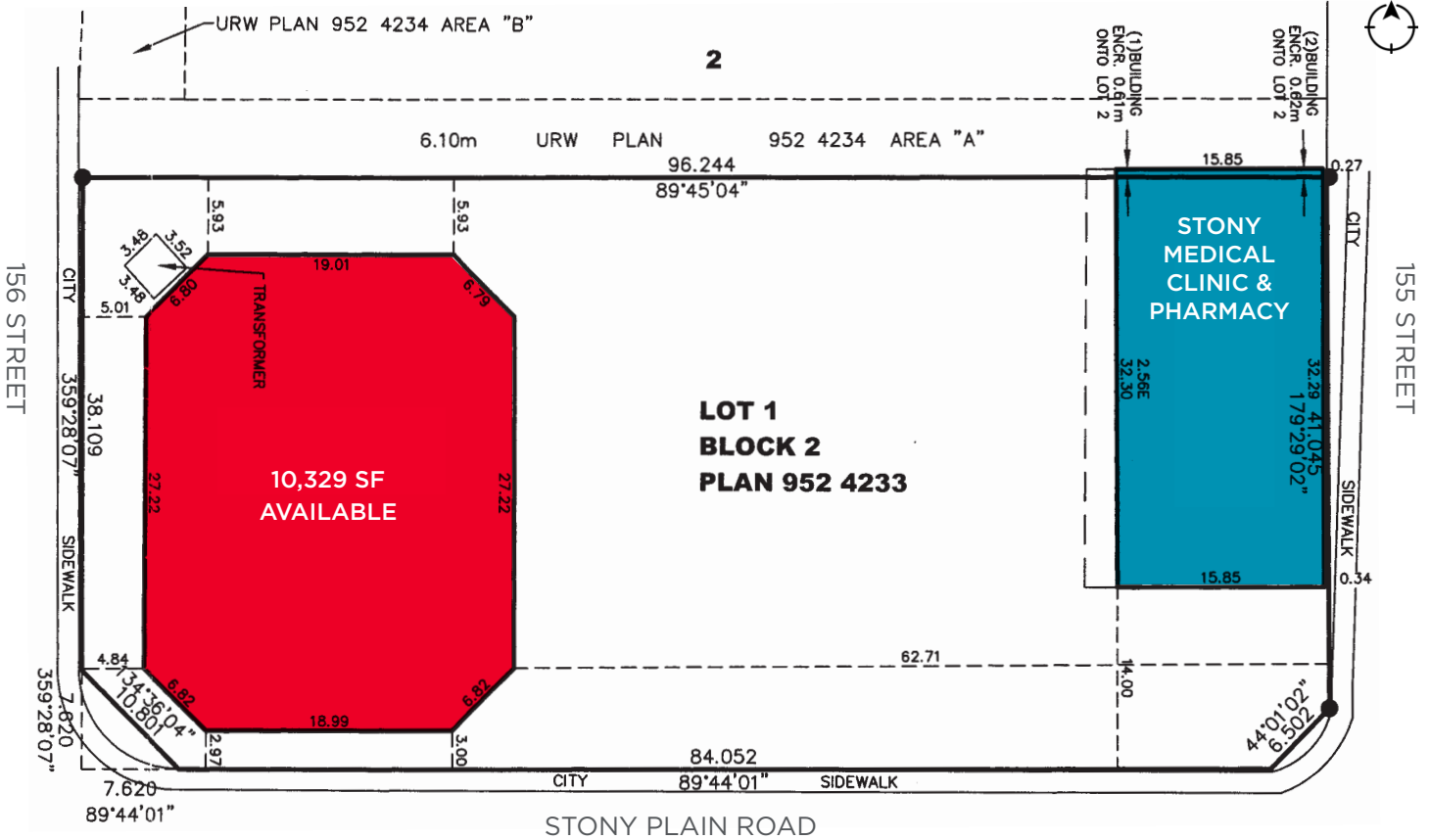
**CUSHMAN &  
WAKEFIELD**  
Edmonton

FOR LEASE

# Former ATB Building

15548 Stony Plain Road, Edmonton, AB

## Site Plan



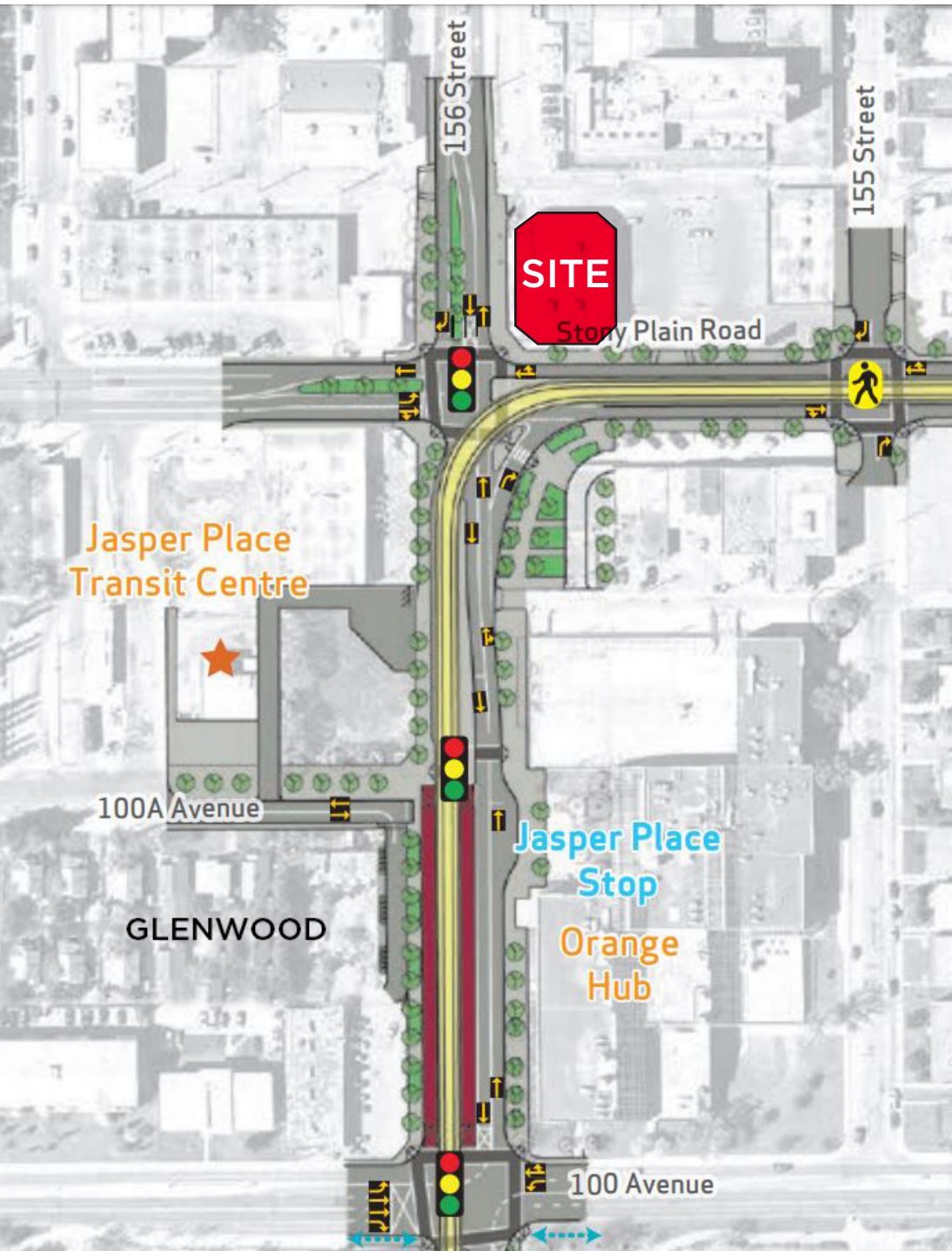
**Lance Frazier**  
Senior Associate  
780 970 2650  
lance.frazier@cwedm.com

**Al Erskine**  
Associate  
780 264 9544  
al.erskin@cwedm.com

**CUSHMAN & WAKEFIELD**  
Edmonton  
Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedm.com](http://www.cwedm.com)

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. June 27, 2022

## New LRT Line

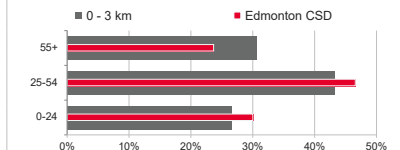


## Demographics

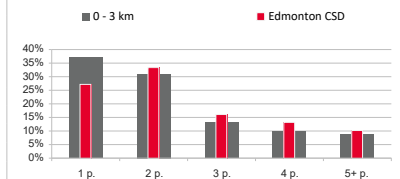
### POPULATION & HOUSEHOLD SUMMARY

|                            | 0 - 3 km | Edmonton  |
|----------------------------|----------|-----------|
| 2016 Population (Census)   | 58,389   | 969,186   |
| 2019 Population Estimate   | 60,732   | 1,032,569 |
| 2022 Population Projection | 65,161   | 1,113,601 |
| % Pop. Change (2016-19)    | 4.0%     | 6.5%      |
| % Pop. Change (2019-22)    | 7.3%     | 7.8%      |
| Families in Private HHs    | 16,338   | 280,388   |
| Couple census families     | 13,203   | 237,291   |
| Without children           | 6,596    | 107,643   |
| With children              | 6,607    | 129,648   |
| Lone-parent families       | 3,135    | 43,097    |
| Average Persons Per Family | 2.8      | 3.0       |

### % Population - 0 - 3 km



### % Household Size - 0 - 3 km

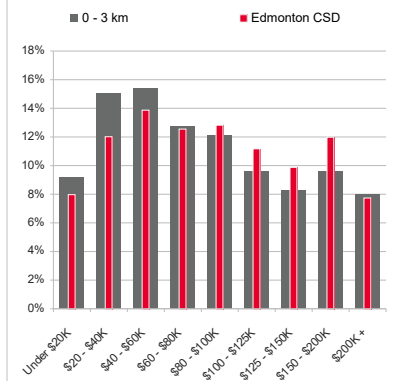


### INCOME

|                | 0 - 3 km | Edmonton |
|----------------|----------|----------|
| Under \$20K    | 2,329    | 32,315   |
| \$20 - \$40K   | 3,803    | 48,734   |
| \$40 - \$60K   | 3,889    | 56,239   |
| \$60 - \$80K   | 3,224    | 50,888   |
| \$80 - \$100K  | 3,055    | 51,982   |
| \$100 - \$125K | 2,429    | 45,296   |
| \$125 - \$150K | 2,092    | 40,045   |
| \$150 - \$200K | 2,429    | 48,574   |
| \$200K +       | 2,019    | 31,375   |

|                          |            |            |
|--------------------------|------------|------------|
| Average Household Income | \$ 114,817 | \$ 118,136 |
| Median Household Income  | \$ 76,066  | \$ 86,008  |

### % Households by Income - 0 - 3 km



**Lance Frazier**  
Senior Associate  
780 970 2650  
lance.frazier@cwedm.com

**Al Erskine**  
Associate  
780 264 9544  
al.erskin@cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. June 27, 2022

**CUSHMAN & WAKEFIELD**  
**Edmonton**  
Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedm.com](http://www.cwedm.com)