

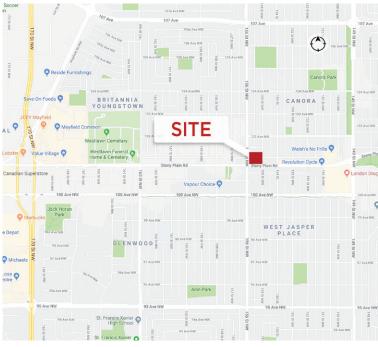


Prime Corner Opportunity

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

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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



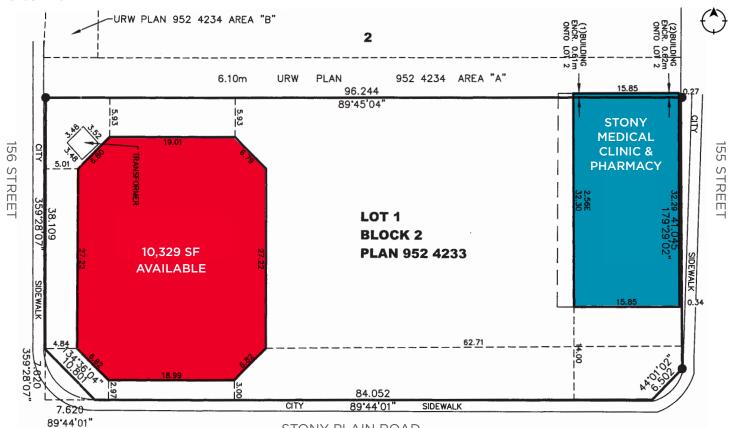
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Site Plan



STONY PLAIN ROAD



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New LRT Line

Demographics

		POPULATION & HOUS	SEHOLD SUM	MARY
ALL	et			Edmonton
E CONTRACTOR OF A CONTRACT OF		2016 Population (Census)	58,389	969,186
I I I I I I I I I I I I I I I I I I I	The second	2019 Population Estimate	60,732	1,032,569
	II COTI	2022 Population Projection	65,161	1,113,601
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17 1 4 3 3 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		% Pop. Change (2016-19)	4.0%	6.5%
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	L			
	Party of the second of the second sec	Families in Private HHs	16,338	280,388
	22	Couple census families	13,203	237,291
and the second se		Without children With children	6,596 6,607	107,643 129,648
A CONTRACTOR OF THE OWNER OWNE		Lone-parent families	3,135	43,097
		Average Persons Per Family	2.8	43,097
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		% Population	n - 0 - 3 km	
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and the second se		■ 0 - 3 km	Edmonton Ca	50
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	10 00 00 00 00 00	% Household S	ize - 0 - 3 km	
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and the second se		🔳 0 - 3 km	Edmontor	1 CSD
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SHEET, MALE AND		35%		
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Jasper Place		15%		
	T IN ST	10%		
Transit Centre		0%		
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T Prove Prese		INCO	ME	
	A PA		0-3 km E	dmonton
		Under \$20K	2,329	32,315
		\$20 - \$40K	3,803	48,734
	South	\$40 - \$60K	3,889	56,239
de marker i stationer		\$60 - \$80K	3,224	50,888
		\$80 - \$100K	3,055	51,982
		\$100 - \$125K	2,429	45,296
CALL PARTY CALL CALL CALL		\$125 - \$150K	2,092	40,045
000 0000		\$150 - \$200K	2,429	48,574
000 00000		\$200K +	2,019	31,375
100A Avenue		\$2001C 1	2,013	51,575
PERMITS GROUP COMPANY OF STREET, D. S.	Jasper Place	Average Household Income	\$ 114 817	\$ 118,136
Contraction of the second states of the second		Median Household Income		\$ 86,008
C. MAR, THE COLD, MICH. AND ADDRESS OF COLORS.			¢ 10,000	\$ 55,555
CARLES, SPECIMAN & COMPANY	Stop	% Households by I	ncome - 0 - 3	km
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GLENWOOD		■ 0 - 3 km	Edmonton C	SD
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LACK CARL AND THE TRUCK STREET, N. 7.5	Hub Hub	16%		
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103P 8888 1 2313 9		14%		
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