

FOR LEASE

1,120 - 1,650 Sq. Ft. (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC

5% FEE TO
OUTSIDE BROKERS



TWO BAYS REMAINING

Stony Plain Retail Bays
14810-14820 Stony Plain Road, Edmonton, AB

RETAIL WITH 40' FRONTAGE

Property Highlights

- **Facade renovations coming soon!**
- Excellent Exposure To Stony Plain Road And 149 Street
- Exposure To 27,000 VPD
- Right Hand Turn On The Homeward Side Of The Street
- South Aspect

Contact

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#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8



FOR LEASE

14810-14820 Stony Plain Road

LIZOTTE
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14806

LEASED

14806

LEASED

14810

14810

14822

LEASED

14822

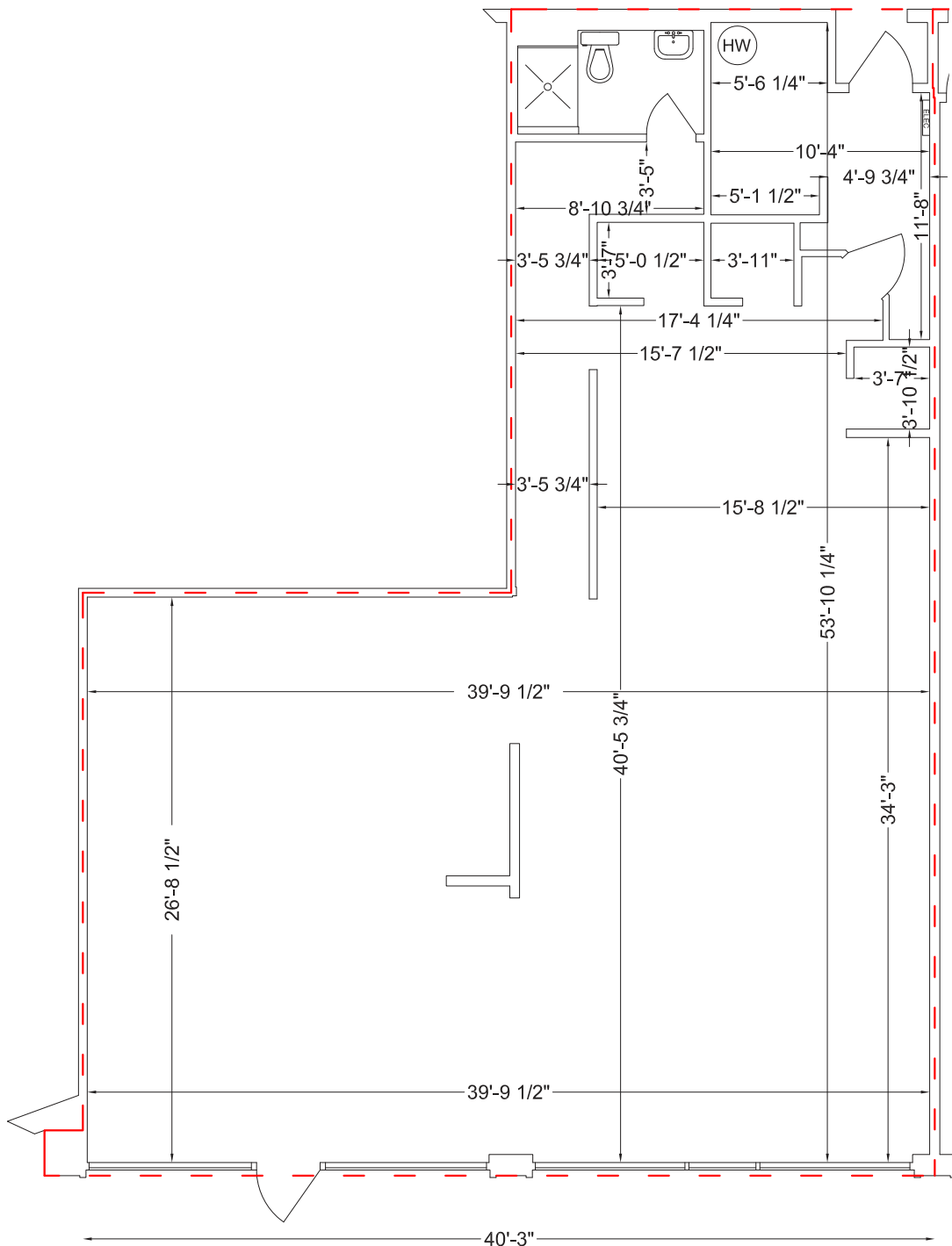
LEASED

FOR LEASE

14810 Stony Plain Road, Edmonton, AB

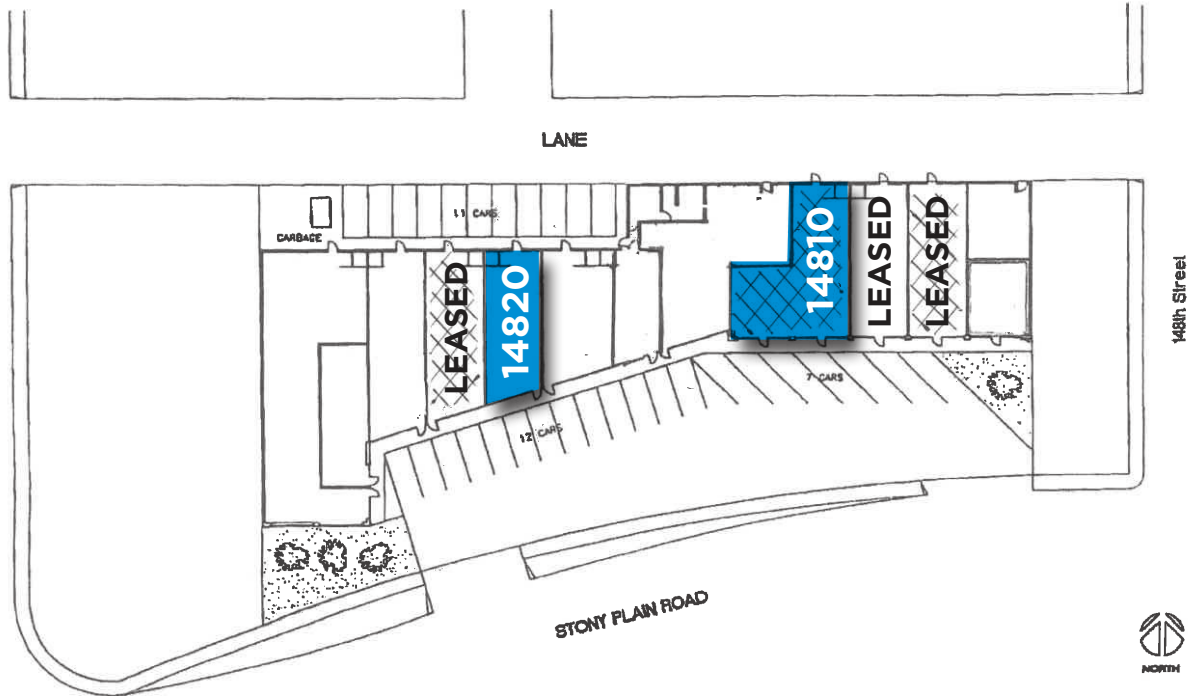
LIZOTTE
AND ASSOCIATES REAL ESTATE INC

Unit 14810



FOR LEASE

2 Retail Bays Remaining



Traffic Count Report

Westgrove Centre							
14804-14836 Stony Plain Rd NW, Edmonton, AB T5N 3S5							
Building Type: General Retail							
Secondary: -							
GLA: 16,856 SF							
Year Built: 2008							
Total Available: 4,976 SF							
% Leased: 76.41%							
Rent/SF/Yr: \$14.00							
							
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop	
1 Stony Plain	148	0.03 E	2015	27,398	ADT	.03	
2 149	Stony Plain	0.00 E	2015	28,001	ADT	.05	
3 Stony Plain Road NW	149 Street NW	0.00 NE	2018	23,200	AAWDT	.07	
4 Summit	148	0.00 NE	2015	108	ADT	.08	
5 Summit Drive NW	149 Street NW	0.00 W	2018	32,000	AAWDT	.09	
6 Stony Plain	147	0.02 E	2015	22,800	AAWDT	.10	
7 Stony Plain		0.00	2015	19,288	ADT	.12	
8 149	Summit	0.00 NE	2015	37,587	ADT	.12	
9 Stony Plain		0.00	2016	22,163	ADT	.18	
10 151	Stony Plain	0.00 N	2016	1,881	ADT	.19	

FOR LEASE

14810-14820 Stony Plain Road

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Property Information

Municipal Address: 14810-14820 Stony Plain Road, Edmonton, AB

Size: **14810** - 1,650 Sq. Ft. (+/-) dance studio, change rooms built out
14820 - 1,120 Sq. Ft. (+/-)

14806 - 1,151 Sq. Ft. (+/-) - **LEASED**

14822 - 1,175 Sq. Ft. (+/-) - **LEASED**

14808 - 1,098 Sq. Ft. (+/-) - **LEASED**

Zoning: CSC

Parking: Scramble

Possession: Immediate

Op. Costs: \$11.07/Sq. Ft. (2021 est. includes water)

Lease Rate: \$16.00/Sq. Ft. (escalations over term apply)



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