

SINGLE STOREY RETAIL STRIP CENTRE

FOR SALE

149 STREET & STONY PLAIN ROAD STRIP CENTRE

10104 149 Street | Edmonton | AB

FULLY LEASED RETAIL STRIP CENTRE



ERIC SLATTER

Partner

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- 15,935 SF retail strip center.
- Newly improved Stony Plain Road streetscape
- Services Edmonton's central west neighborhoods
- LRT service coming in 2029

1400 Connect Tower
10020 101A Avenue, Edmonton, AB, T5J 3G2
780.540.5320 | OMADA-CRE.COM

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PROPERTY FEATURES

Building Area	15,935 SF
Land Area	30,398 SF
Parking Stalls	Approx. 37.
Legal	Plan 965AH, Blk 61, Lots 19-23
Zoning	Mixed Use (MU)
Sale Price	\$4,950,000



Future LRT Stop



RECENT ENVIRONMENTAL REPORTS AVAILABLE
DIGITAL BILLBOARD SIGNAGE INCOME



100%
OCCUPIED



JOIN REVITALIZING
CANORA NEIGHBORHOOD



ALONG LRT WEST VALLEY
LINE EXPANSION

THE OPPORTUNITY

THIS 100% LEASED, SINGLE STORY RETAIL NEIGHBORHOOD CENTER IS LOCATED ALONG TWO MAJOR ARTERIAL ROADWAYS.

It features access & egress to 149 Street & Stony Plain Road, and unincumbered corner exposure. Ample surface parking, and a future LRT connection coming in 2029 allow businesses to service central West Edmonton.



AREA DEMOGRAPHICS

2 KM RADIUS

30,430

DAYTIME POPULATION

36,174 residents
6.3% growth (2018-2025)
8.2% proj. growth (2025-2030)

28.3%

20-39 YRS

19.7% - 0-19 yrs
25.8% - 40-59 yrs
26.2% - 60+ yrs

\$118,862

AVERAGE HOUSEHOLD INCOME

22.4% earn \$60-100,000
37.3% earn \$100,000+

18,000

VPD ON STONY PLAIN ROAD

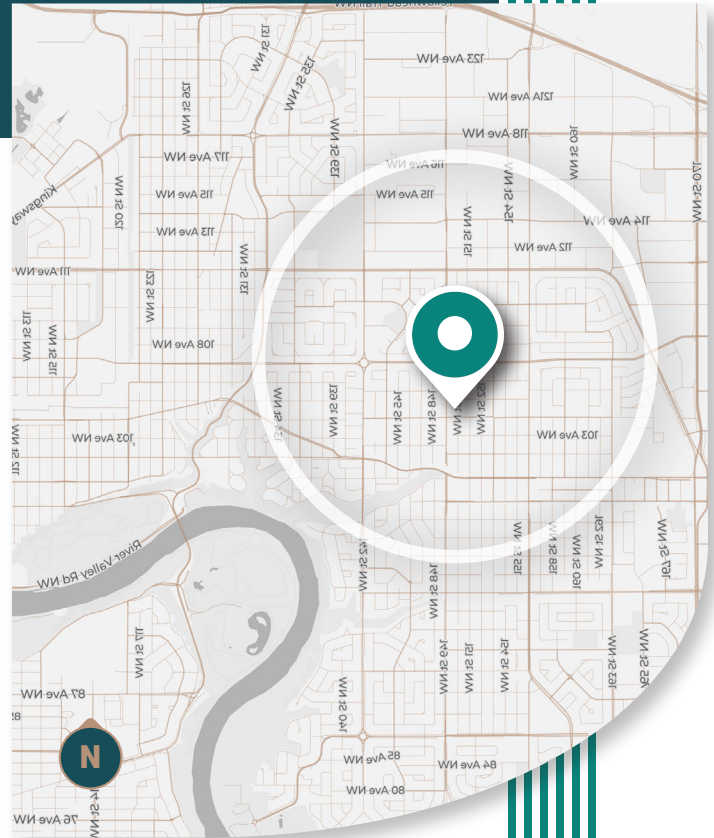
34,000 VPD
on 149 Street (2023)

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