

3 MIXED USE BUILDINGS

# BUILDINGS FOR SALE

## THREE BUILDING PORTFOLIO

14916 Stony Plain Road – East Building  
10117 150 Street – Corner Building  
10129 150 Street – North Building  
Edmonton, AB



14916 Stony Plain Road



10117 150 Street



10129 150 Street

ERIC SLATTER  
Partner  
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- Newly improved Stony Plain Road streetscape
- Services Edmonton's central west neighborhoods
- Built out units available




OMADA-CRE.COM | 780.540.5320

OMADA COMMERCIAL  
1400 Connect Tower  
10020 101A Ave, Edmonton, AB T5J 3G2

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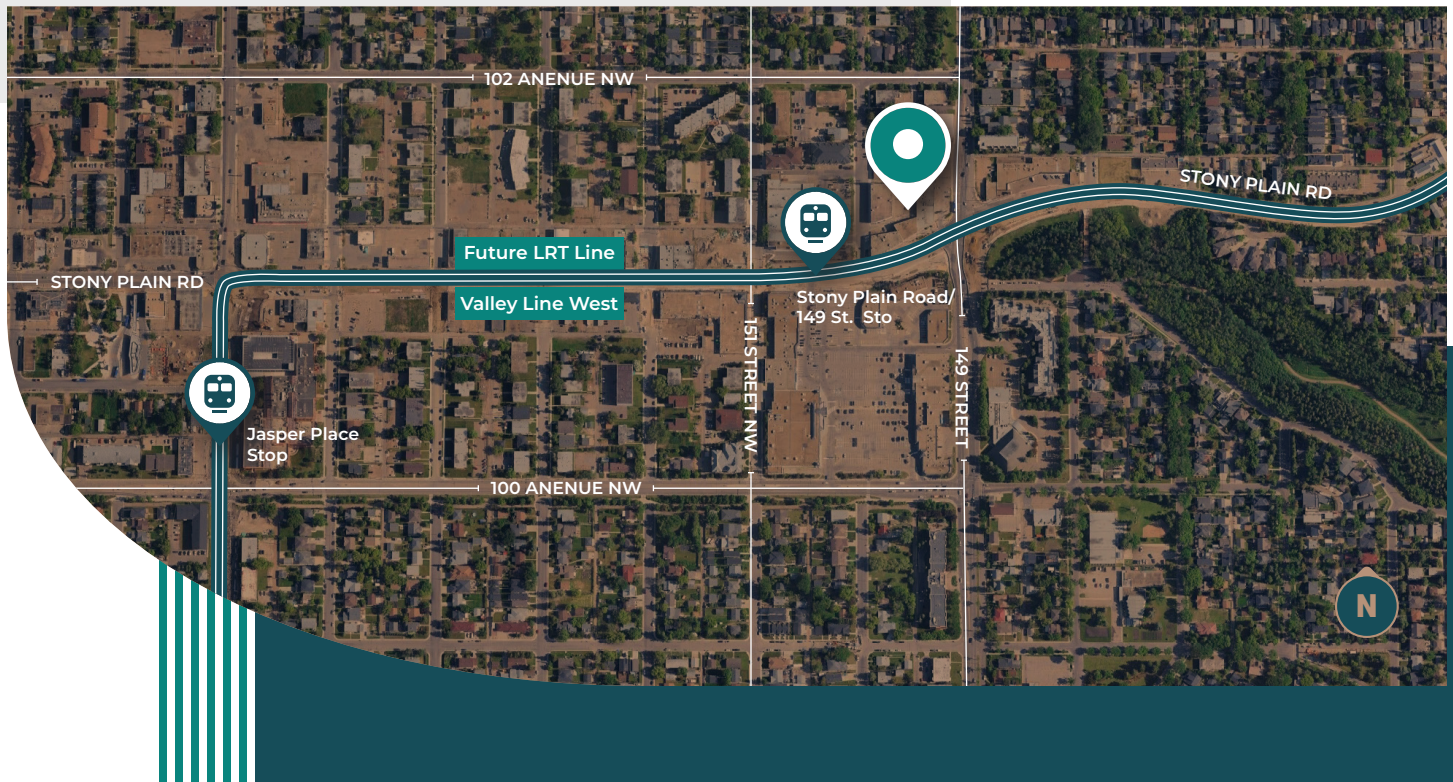
# PROPERTY FEATURES

Vacancy	Various unit sizes available
Available	Immediately
Address	14916 Stony Plain, Edmonton, AB 10117 150 Street , Edmonton, AB 10129 150 Street , Edmonton, AB
Zoning	<a href="#">Mixed Use (MU)</a>
Basic Rent	Negotiable
Op. Costs	To be confirmed (2026 est.)
Sale Price	\$3,400,000 (\$86 PSF)
Parking	Street Front & Rear Surface Lot

-  JOIN REVITALIZING CANORA NEIGHBORHOOD
-  ALONG LRT WEST VALLEY LINE EXPANSION
-  AVAILABLE IMMEDIATELY

## THE OPPORTUNITY

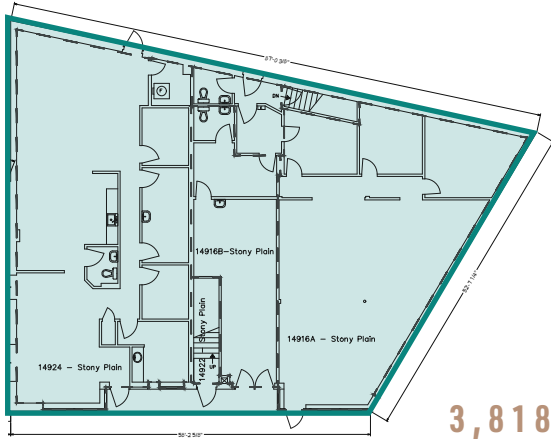
Join the existing retail and professional tenants within the Brandenburg Buildings. These unique properties are part of the burgeoning Canora neighborhood revitalization, and on the doorstep of Crestwood. There is abundant free street parking, and shadow anchored by No Frills and Shoppers Drug Mart.



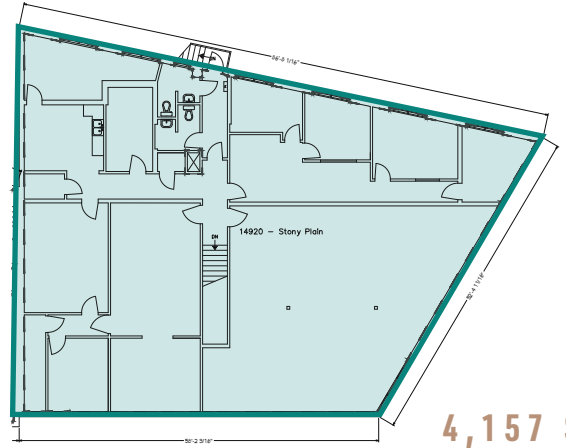
# FLOOR PLANS

14916 STONY PLAIN ROAD  
EAST BUILDING

1



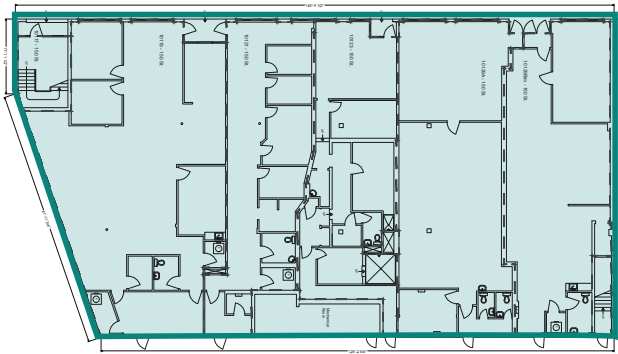
**3,818 SF**  
MAIN FLOOR



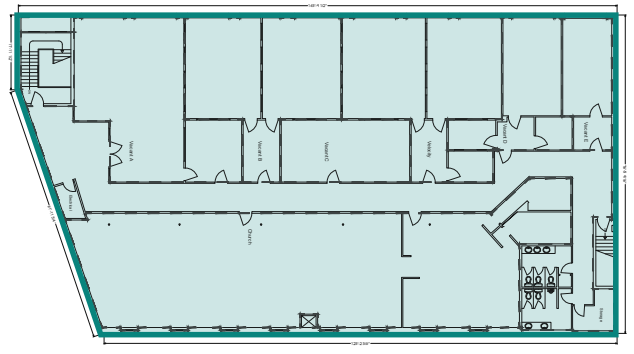
**4,157 SF**  
2-ND FLOOR

10117 150 STREET  
CORNER BUILDING

2



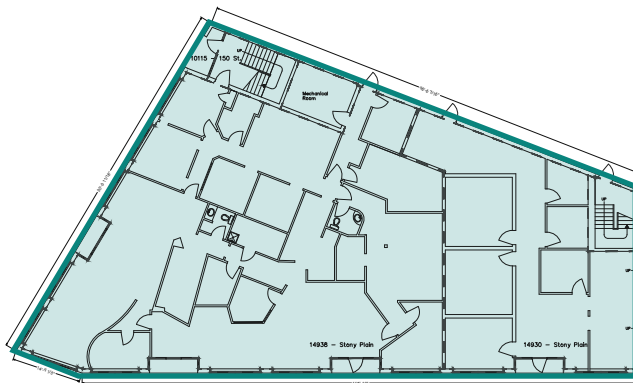
**9,501 SF**  
MAIN FLOOR



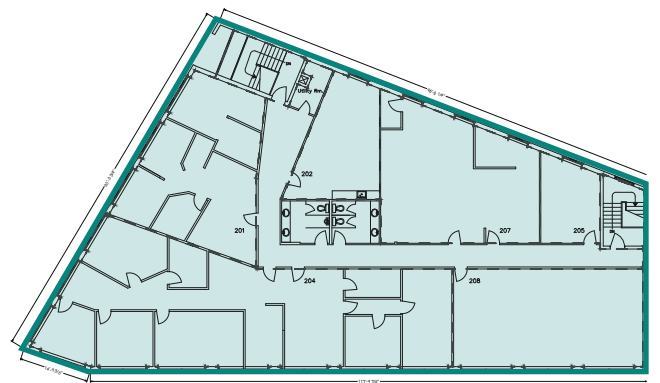
**9,885 SF**  
2-ND FLOOR

10129 150 STREET  
NORTH BUILDING

3



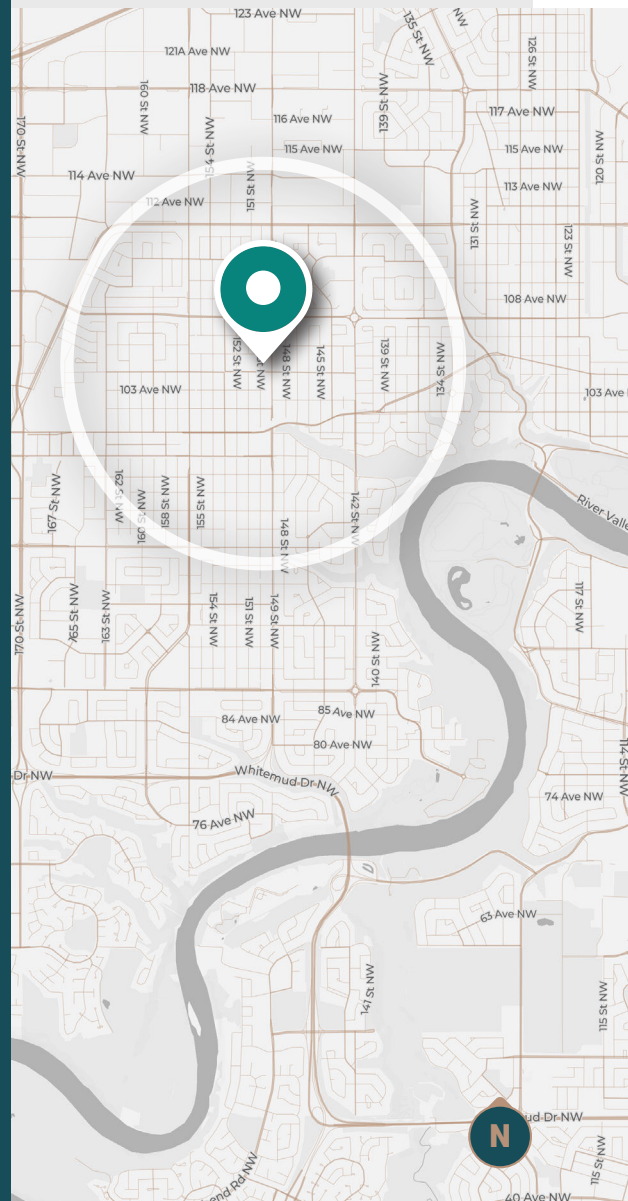
**5,940 SF**  
MAIN FLOOR



**6,236 SF**  
2-ND FLOOR



- 1 - 14916 Stony Plain. East Building
- 2 - 10117 150 Street. Corner Building
- 3 - 10129 150 Street. North Building



## 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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