

4 BUILDING PORTFOLIO FOR SALE

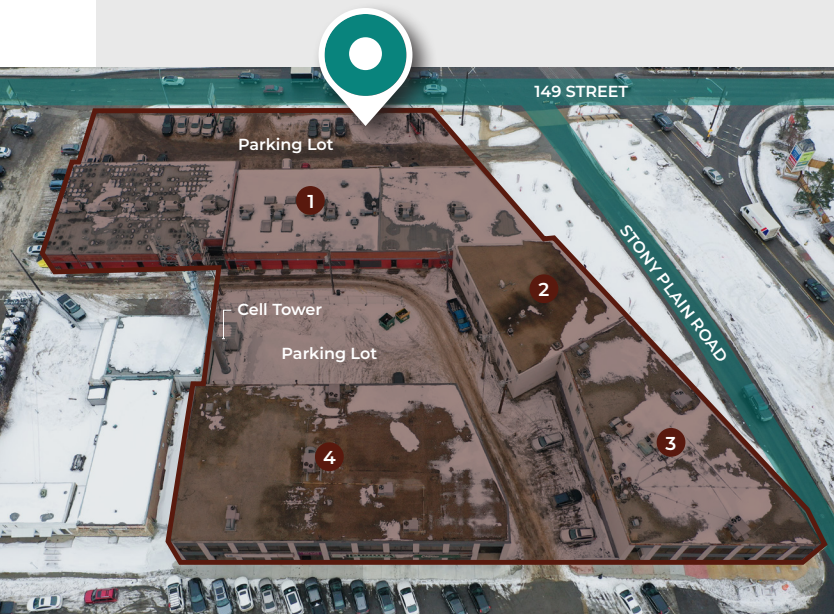
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EDMONTON | AB

- 1 10104 149 Street – Strip Centre
- 2 14916 Stony Plain Road – East Building
- 3 10117 150 Street – Corner Building
- 4 10129 150 Street – North Building

3 MIXED USE BUILDINGS BROCHURE

149 STREET SHOPPING CENTRE BROCHURE



Site area +/- 69,400 SF

Sale Price \$ 8,350,000

Building Area +/- 55,472 SF

CONSOLIDATION OPPORTUNITY

Rare opportunity to consolidate properties at major commercial corner in central west Edmonton. This strategic assembly combines the fully-leased 149 Street Shopping Centre with three retail/professional Buildings at the intersection of 149 Street and Stony Plain Road. Positioned at the heart of the burgeoning Canora neighborhood revitalization, and on the doorstep of Crestwood, this portfolio offers immediate stable income with near term value add improvement. Shadow-anchored by No Frills and Shoppers Drug Mart, the properties feature exceptional corner exposure, ample parking, and unincumbered access along two major arterials. With LRT service arriving in 2029, this presents a compelling transit-oriented investment opportunity in central West Edmonton.