

RETAIL FOR LEASE / SALE

1,331 SF

TCM CONDO

10142 150 Street | Edmonton | AB

1,331 SF BUILT OUT SPACE



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- Mixed use building tenanted by professional uses driving consistent daytime traffic to site, complemented by a strong local residential base of 36,000 people within a 2km radius
- The site benefits from convenient pedestrian access and proximity to the LRT, with easy connection from Stony Plain Road, offering seamless transit options
- Professional office layout ideal for medical, personal services, aesthetics, general office and more
- Ample on-site surface parking

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

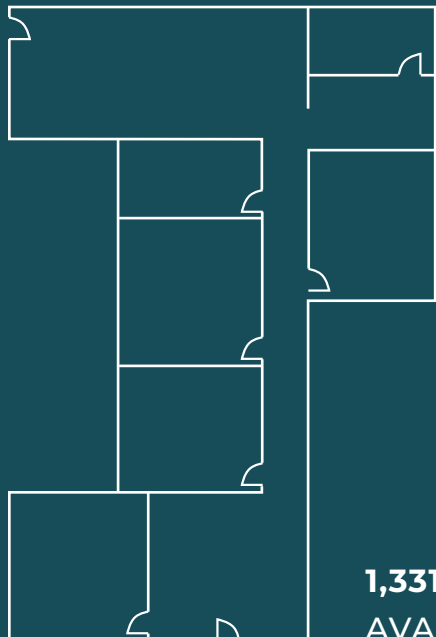
Omada
COMMERCIAL

PROPERTY FEATURES

Vacancy	1,331 SF
Available	Immediately
Municipal	10142 150 Street NW, Edmonton, AB
Legal	Condominium Plan 1223386, Unit 46
Zoning	Medium Scale Residential (RM h23)
Basic Rent	Negotiable
Condo Fee	\$10.33 PSF
Utilities	Gas and Water included, Power separately metered
Parking	2 underground stalls, Surface scramble stalls
Purchase Price	\$450,000
Property Tax	\$9,249.75



FLOOR PLAN



150 STREET NW

1,331 SF
AVAILABLE

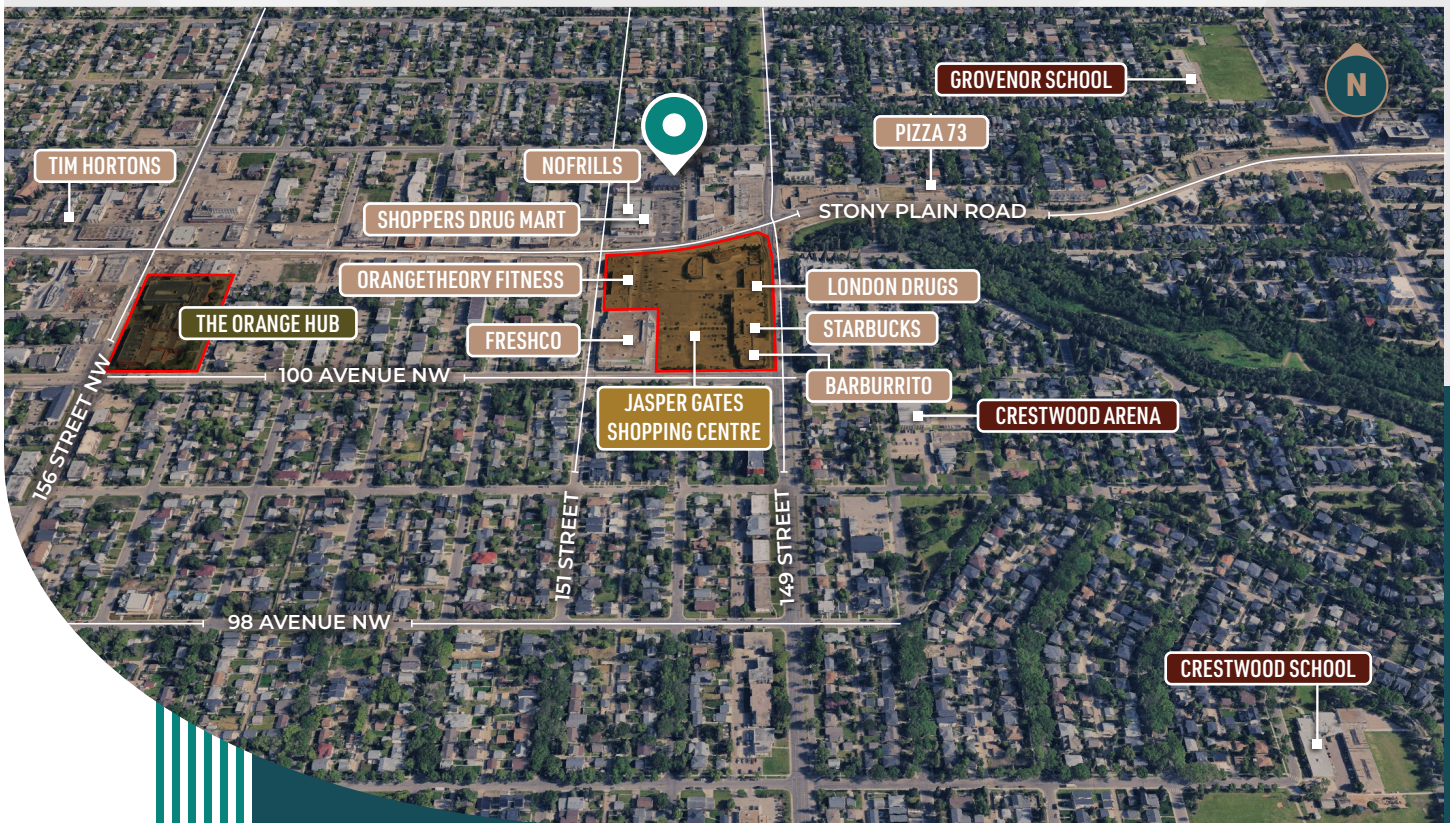
THE OPPORTUNITY

HIGH-VISIBILITY MIXED-USE PROPERTY AT STONY PLAIN ROAD AND 150 STREET, OFFERING STRONG EXPOSURE, NEARBY AMENITIES, AND A BUILT-OUT SPACE FOR MEDICAL OR PROFESSIONAL USERS

Located at intersection of Stony Plain Road and 150 Street, the site offers excellent exposure, accessibility, and strong surrounding amenities. The mixed-use building is situated within a vibrant commercial area featuring a diverse mix of established businesses and is shadow-anchored by No Frills and Shoppers Drug Mart. The property benefits from consistent foot traffic generated by more than 31,000 residents and employees within a 2 km radius.

The space is ideally suited for medical, professional services, personal services, or wellness operators seeking a fully built-out office with high-end finishes.

LOCATION OVERVIEW



SHADOW
ANCHORED



PROFESSIONALLY
MANAGED BUILDING



2 UNDERGROUND
SURFACE STALLS

