

# FOR LEASE 6,946 SF

15006 Stony Plain Rd, Edmonton, AB

**CUSHMAN &  
WAKEFIELD**  
Edmonton



## SUMMARY

- 6,946 SF Endcap Space for Lease
- Prime Jasper Gates location at 149 Street & Stony Plain Road with 24,840 vehicles per day
- High-profile site at a major Edmonton intersection
- Anchored by FreshCo, Dollarama, London Drugs, and TD Canada Trust with other major retailers on site

**CUSHMAN & WAKEFIELD**  
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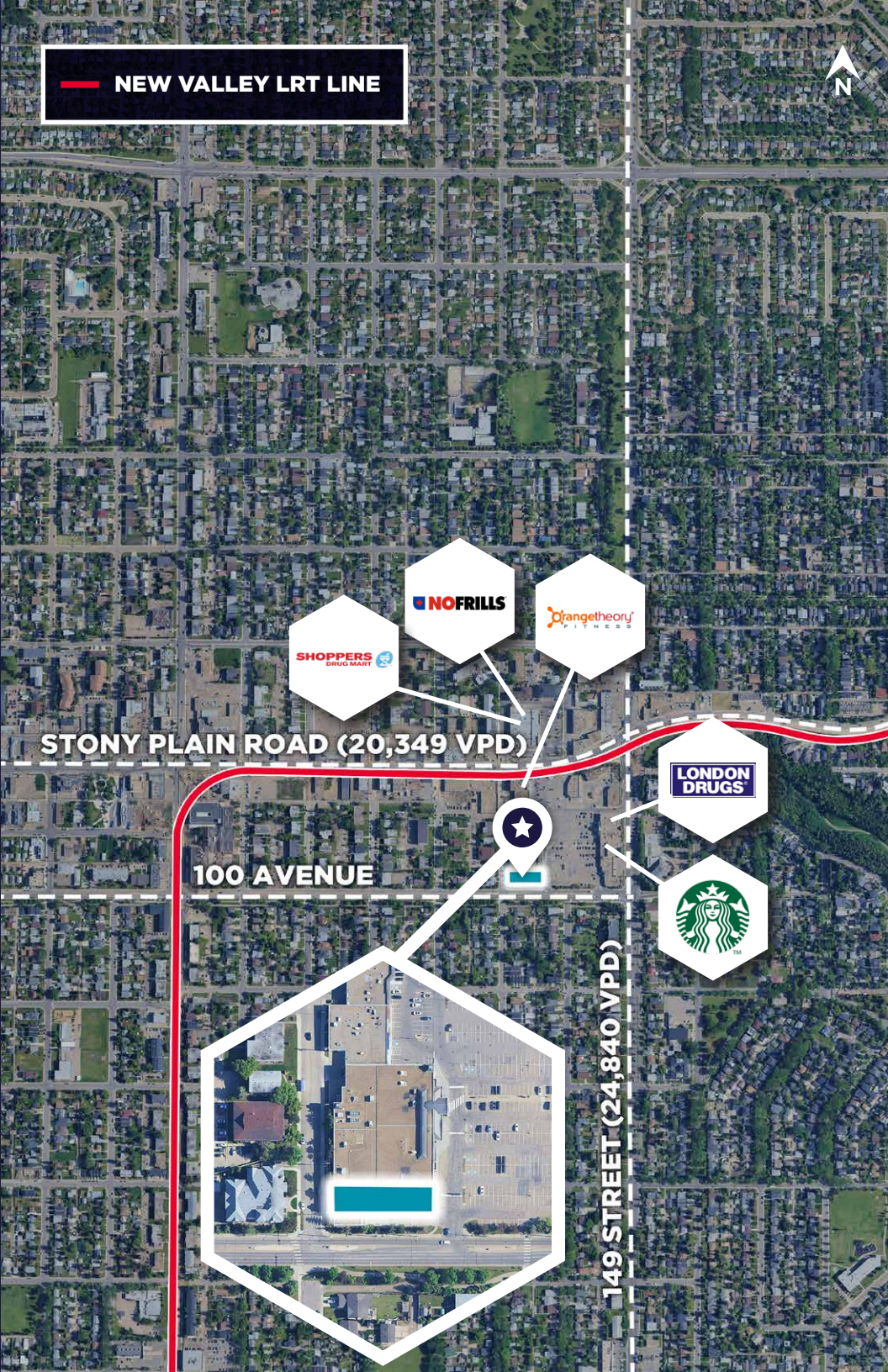
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NEW VALLEY LRT LINE



# PROPERTY DETAILS

|                                  |                                                      |
|----------------------------------|------------------------------------------------------|
| Municipal Address                | 15006 Stony Plain Road, Edmonton, AB                 |
| Legal Description                | Plan 9022090, Block 61, Lot 5                        |
| Zoning                           | Site Specific Development Control Provision DC2 1100 |
| Building Size                    | 6,946 SF                                             |
| Operating Costs & Property Taxes | \$14.34/SF (2026)                                    |
| Lease Rate                       | Market                                               |
| Availability                     | Immediately                                          |



11,216  
**POPULATION**  
*Within 1 KM*



\$105,869  
**AVG. INCOME**  
*Within 1 KM*



4,944  
**HOUSEHOLDS**  
*Within 1 KM*

62,361  
**POPULATION**  
*Within 3 KM*

\$130,526  
**AVG. INCOME**  
*Within 3 KM*

25,704  
**HOUSEHOLDS**  
*Within 3 KM*

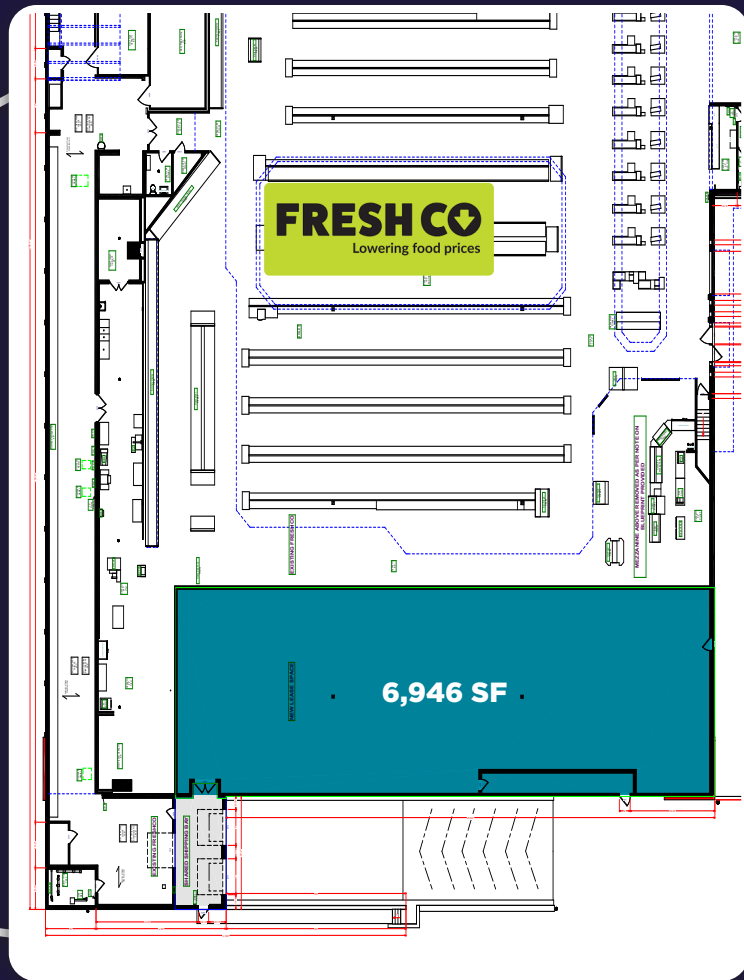
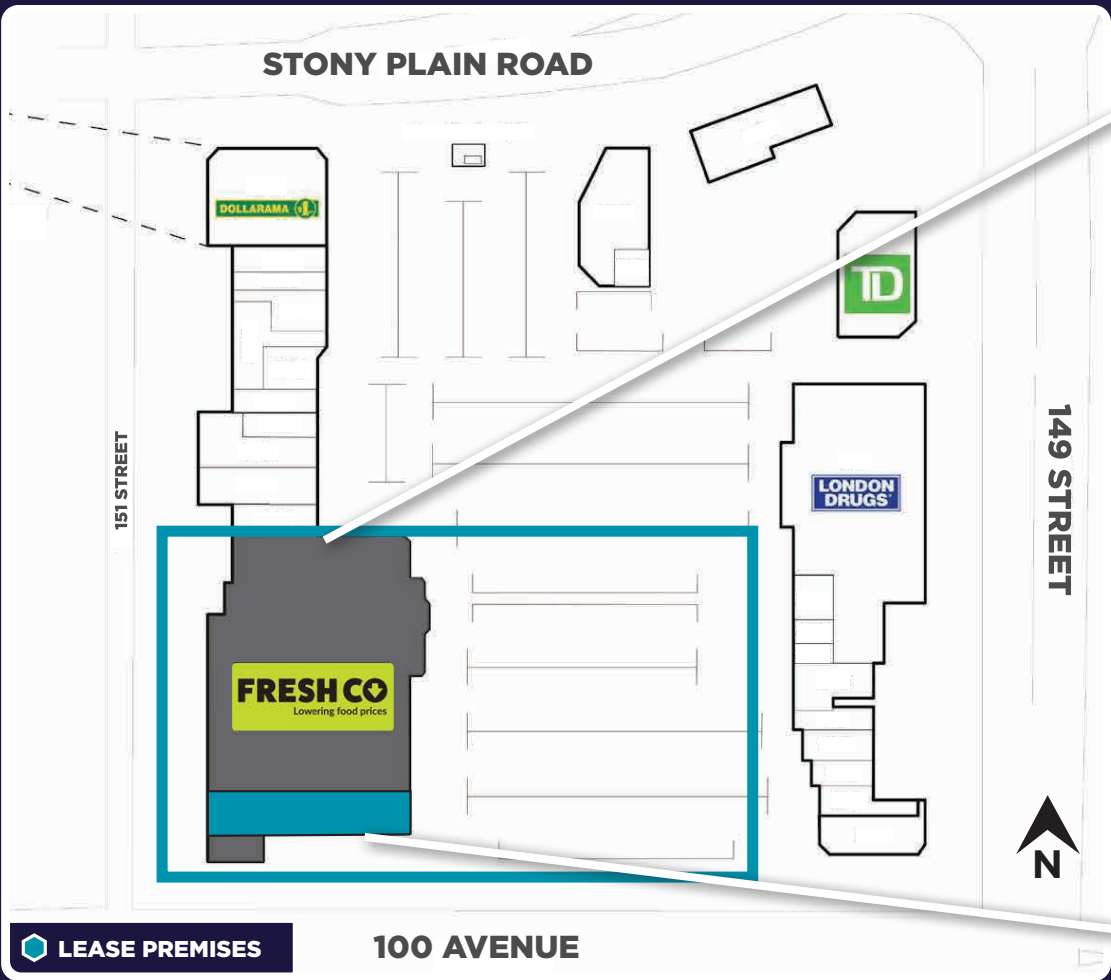
171,590  
**POPULATION**  
*Within 5 KM*

\$119,989  
**AVG. INCOME**  
*Within 5 KM*

76,930  
**HOUSEHOLDS**  
*Within 5 KM*

# INTERIOR

# SITE PLAN





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