

# FOR SALE

## 7,206 SQ FT STAND-ALONE BUILDING

15740 Stony Plain Rd NW, Edmonton, AB

PRICE REDUCED!



### HIGHLIGHTS

- 7206 sq ft ± on two floors
- Commercial kitchen with 12' hood
- Main and second floors could be individually leased
- Corner lot with high visibility on Stony Plain Rd
- Fibre Optic
- Wide open spaces



### CONTACT

#### MARCUS SCHWABE

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#### CO-LISTING

#### REVERE REAL ESTATE

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# PROPERTY DETAILS

**ADDRESS** 15740 Stony Plain Rd NW,  
Edmonton, AB

**LEGAL DESCRIPTION** Plan: 1924AM; Block: 2; Lot: 21  
Titles: 132,242,347 and 032 044  
122 +1

**NEIGHBOURHOOD** Britannia Youngstown

**ZONING** MU ([Mixed Use](#))

**YEAR BUILT** 1962

**BUILDING SIZE** 7,206 sq ft ± total  
3,603 sq ft ± per floor

**PARKING** 4 paved parking stalls directly  
behind building

**POWER** 2 x 200 amp 3 phase

**HEATING** Forced air HVAC



## Financial Information

**Sale Price:** ~~\$1,600,000.00~~  
\$1,495,000.00

**Property Taxes:** Unknown as current  
owner is tax exempt



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# PHOTOS



## Additional Info

- Massive windows on 2nd floor
- Great space for fitness, martial arts, church, restaurant or open space retail
- Floors have individual entrances so are easily separated



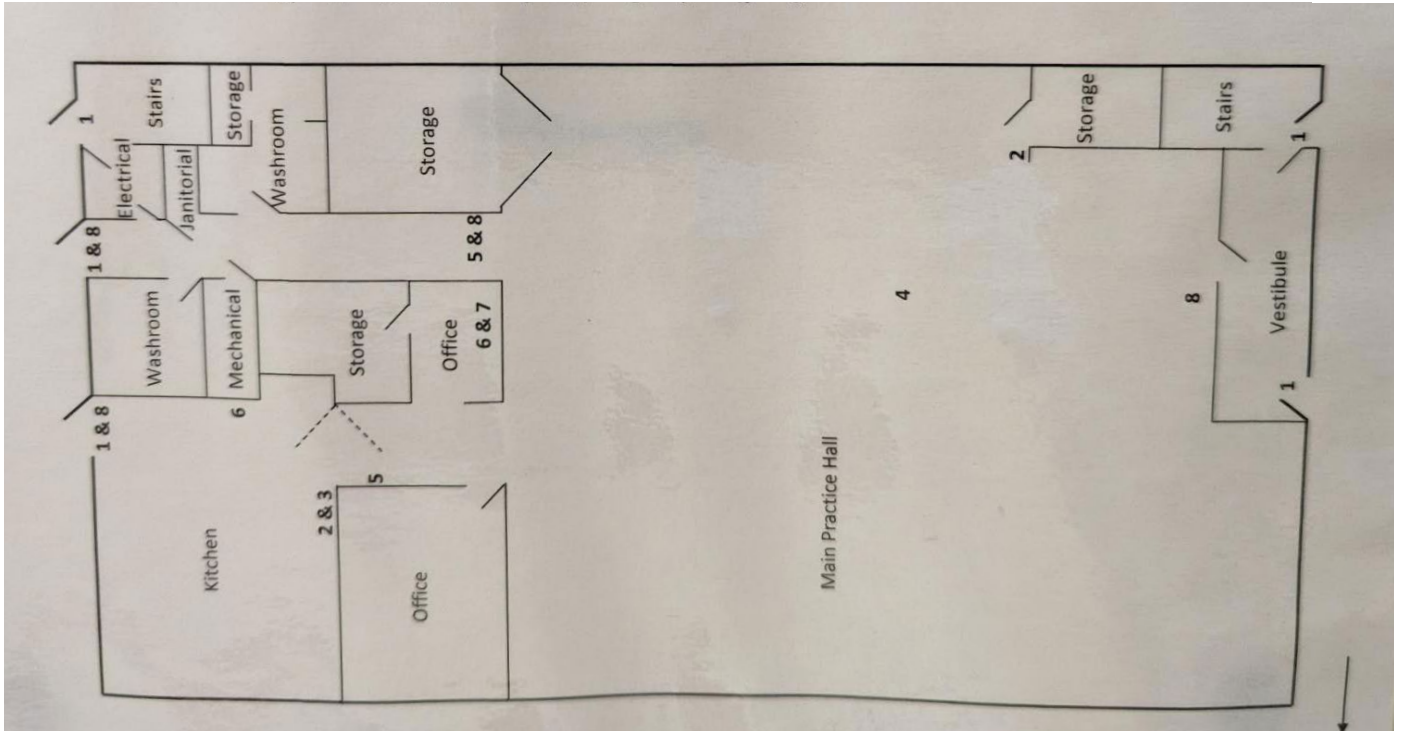
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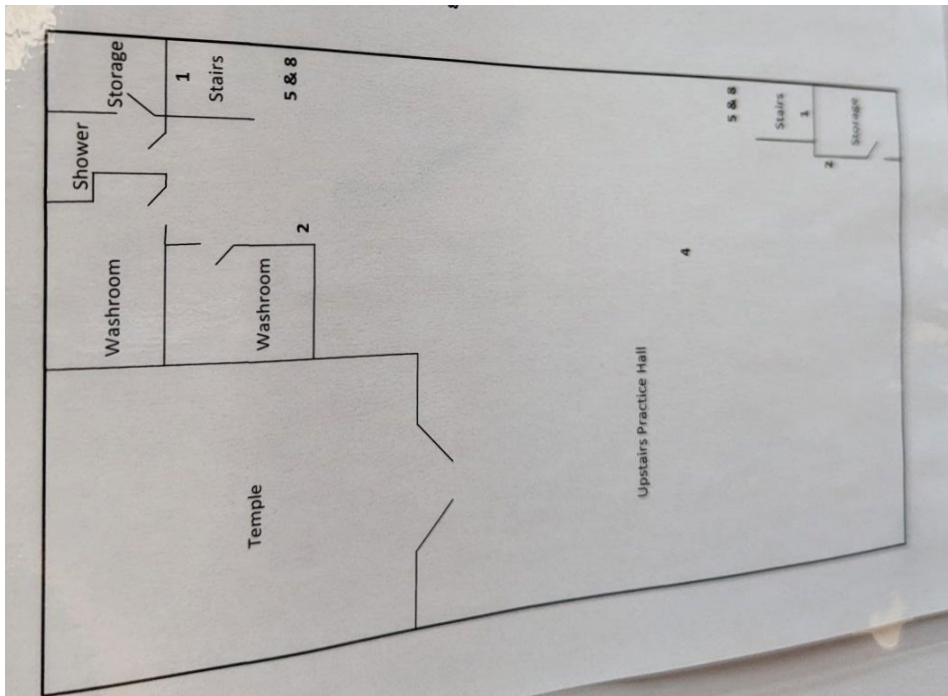
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# FLOOR PLANS

## MAIN FLOOR



## SECOND FLOOR



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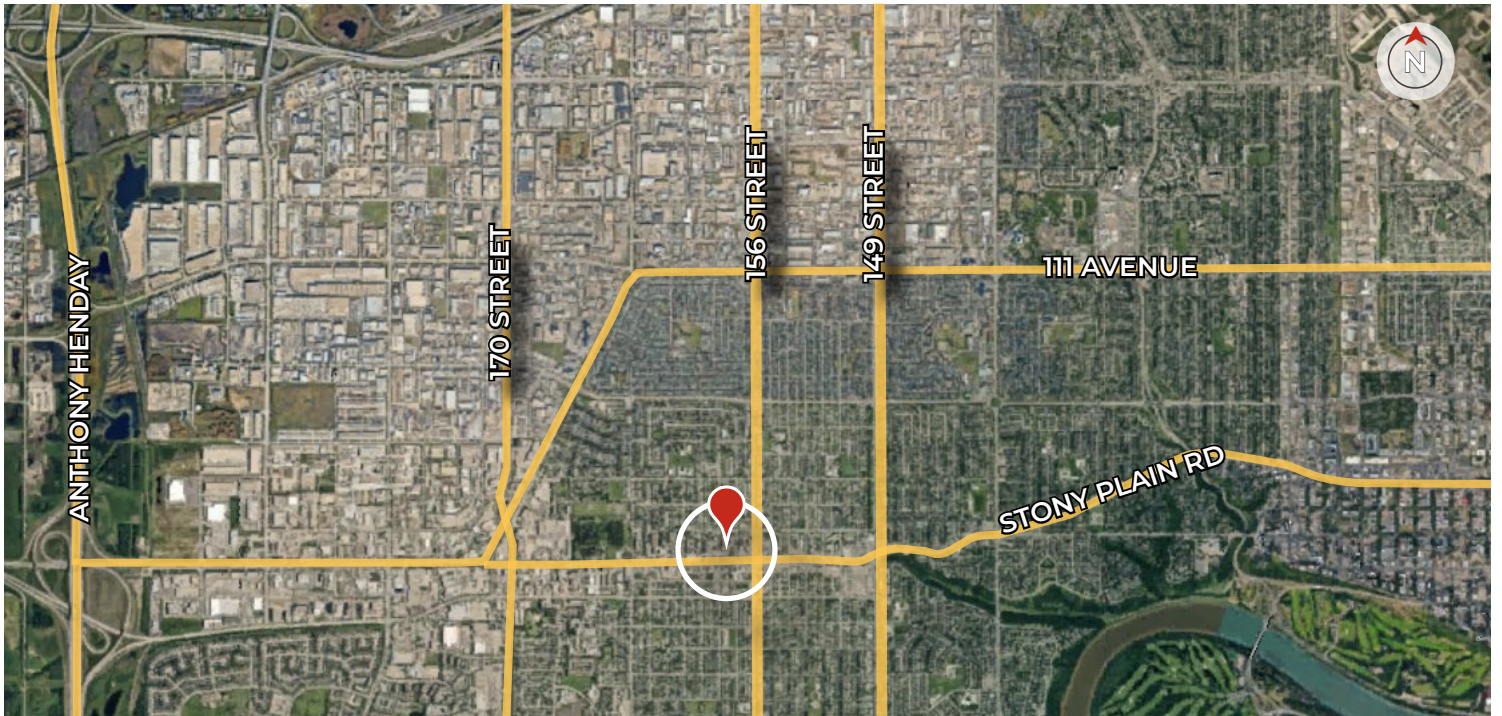
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## LOCAL MAP



## PROPERTY LOCATION

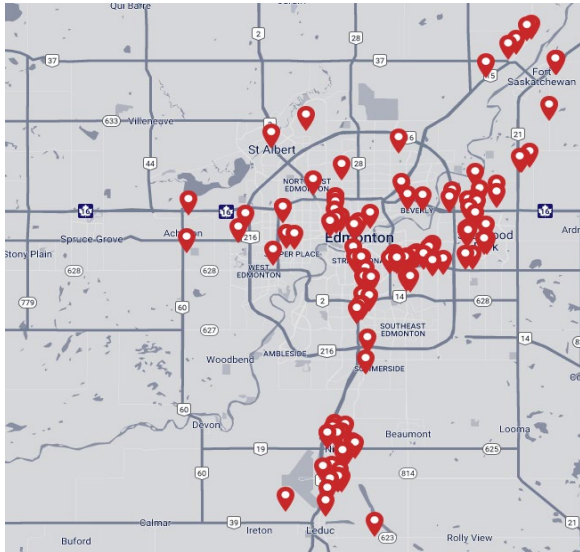


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# ABOUT ROYAL PARK REALTY



- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

## MARCUS SCHWABE, Senior Associate, BSc. BEd.



Marcus joined the brokerage in 2014 with a background in management, education, home building and healthcare. His diverse experience provides him with a vast network of contacts across an array of sectors and offers him, and his clients, an advantage to help turn your lease, purchase or sale into a positive business decision.

As a Senior Associate at Royal Park Realty, Marcus Schwabe, offers expertise in the sale and leasing of retail, office, land, industrial and multi-family properties within the greater Edmonton area and throughout Alberta. Marcus understands that the business of real estate starts with developing strong relationships. Part of this process includes demystifying the sales or leasing transactions and providing customer centric service.

For multiple years, Marcus has been honoured to receive awards for the highest overall transaction volume for industrial leasing. These awards are from the CoStar Group, a provider of information, analytics and marketing services to the commercial property industry in the United States, Canada, United Kingdom, France, Germany and Spain.

Marcus has lived in the Edmonton area for more than 50 years. He holds Bachelor of Science and Bachelor of Education degrees from the University of Alberta. Marcus has volunteered for many organizations, is active in his local church, and a member of the Strathcona County Community Grants Committee, Social Framework Committee and Initiatives Committee. He and his wife have been married for over 36 years have three children, two grandchildren and a dog.



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