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OVERVIEW | STONY PLAIN POWER CENTRE / BUSINESS PARK

LOTS FOR SALE

-  Title Available Immediately
-  Title Available Late 2026 / 2027

RETAIL FOR LEASE

-  Phase 1: Target Tenant Possession Fall 2027/Spring 2028
-  Phase 2
-  Phase 3



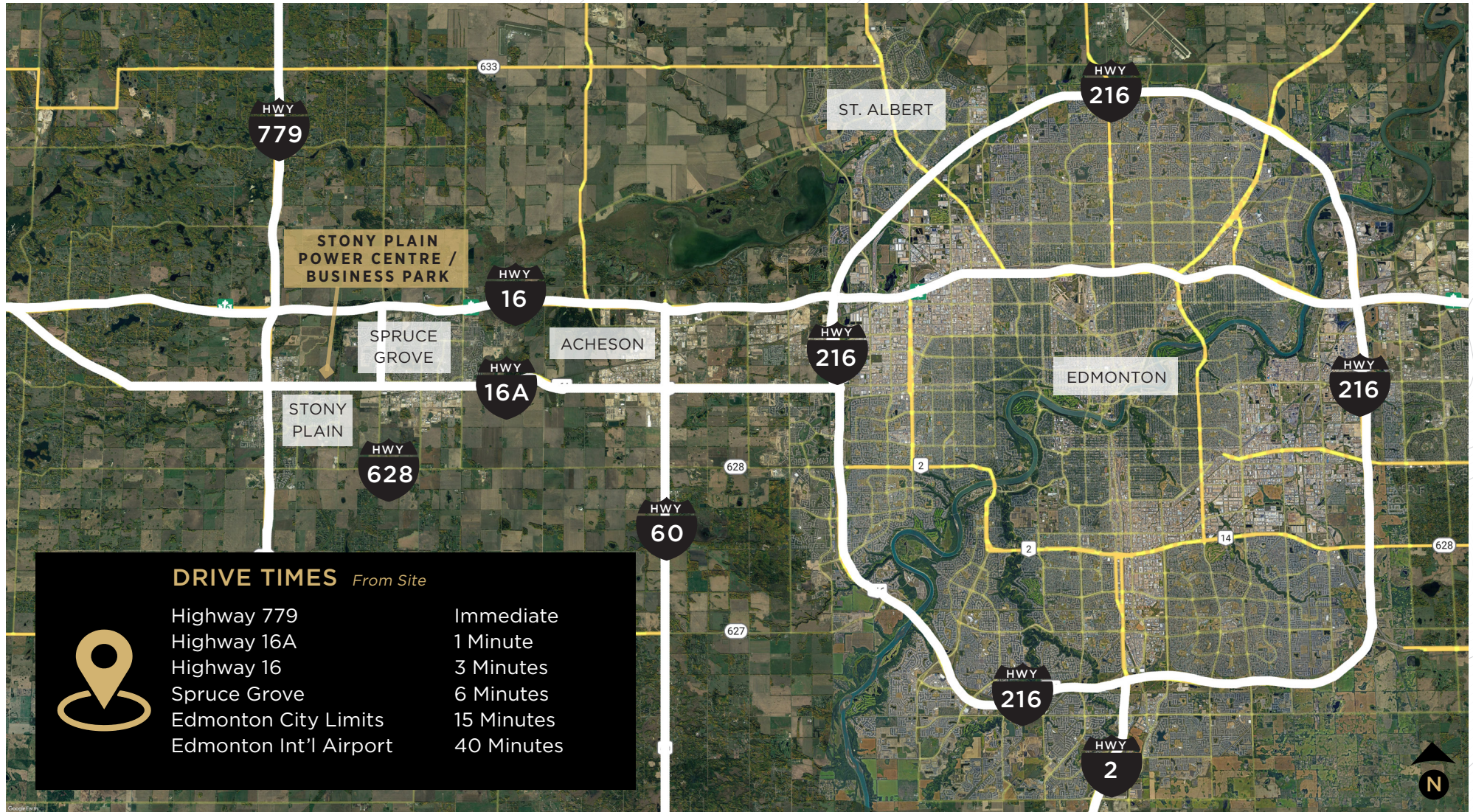
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LOCATION | STONY PLAIN POWER CENTRE / BUSINESS PARK



MAJOR ROADWAYS



Trans-Canada Corridor connecting Parkland to the West Coast and Port of Prince Rupert



Greater Edmonton region by-pass route connecting Highway 16 to Highway 2 (QE II Highway connecting Edmonton & Calgary)



Known as Anthony Henday Drive, this 78 kilometer ring road encircles Edmonton



Queen Elizabeth II Highway that connects Edmonton with the Edmonton International Airport, Red Deer & Calgary

BUSINESS | STONY PLAIN POWER CENTRE / BUSINESS PARK



RETAIL & GROCERY	HARDWARE	INDUSTRIAL	RESTAURANTS	BANKS & AUTO	HOSPITALITY
1 SAFeway 2 FRESH FISH 3 Homegrown Foods 4 Walmart 5 REAL CANADIAN SUPERSTORE	6 CO-OP Home Centre 7 Home Depot 8 RONA 9 Home building centre 10 Peavey Mart	11 CO-OP Cardlock 12 RJ MACLEAN TANK SERVICES 13 CMG 14 Brudco 15 Bearcat Mechanical Ltd.	16 Tim Hortons 17 McDonald's 18 Wing 'n it 19 Starbucks 20 ACW	21 Scotiabank 22 Servus credit union 23 PETRO-CANADA 24 Esso 25 Crystal Truck RV & Car Wash	26 Holiday Inn Express & Suites 27 Best Western 28 STONY PLAIN INN & SUITES 29 Days Inn 30 Travelodge by Wyndham



WHY STONY PLAIN?

The gateway between the Edmonton Metropolitan Region and Western Alberta

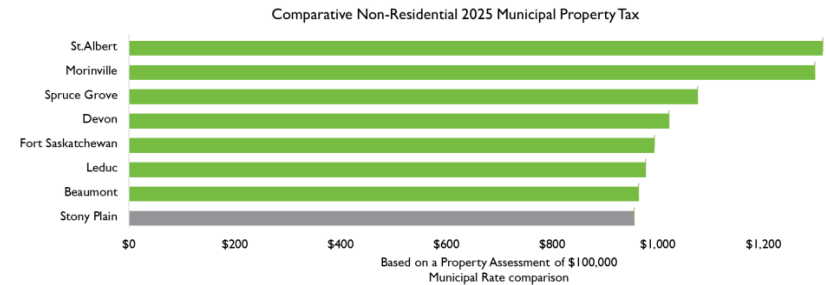
- Low cost of land, low property taxes, easy transportation access, diverse business ecosystem, and supportive community are a few reasons businesses are choosing to locate in Stony Plain.
- Stony Plain is devoted to supporting and promoting economic opportunities to achieve financial sustainability and nature our communities growth.
- The Town is committed to allocating resources toward facilitating commercial, industrial and institutional development.
- Stony Plain encompasses a robust trade area of more than 400,000+ people within 30km.
- 987 businesses are proud to call Stony Plain home, receiving unparalleled support from both the town and the community in helping them not only exist but also thrive.
- Access to Western Canada's best talent, with the local labour force exceeding 13,000 people highly skilled in the healthcare, construction, manufacturing and retail trade.
- Stony Plain North Business park is located in Town of Stony Plain Infill Incentive Policy Area.



*Click To View
The Incentives*

The **Tri-Municipal Region** enjoys several competitive advantages compared to peer communities, including:

- Lower cost option including taxes
- A business-friendly reputation
- Good infrastructure linkages including rail, road, and telecommunications
- Home to a young and growing population with affordable living and good quality of life



184,914

within the Stony Plain service area



19,106

current population of Stony Plain



99,659

labour force in Stony Plain service area



± 1,000

businesses proud to call Stony Plain home



\$103,471

median Stony Plain service area household income

LOTS FOR SALE

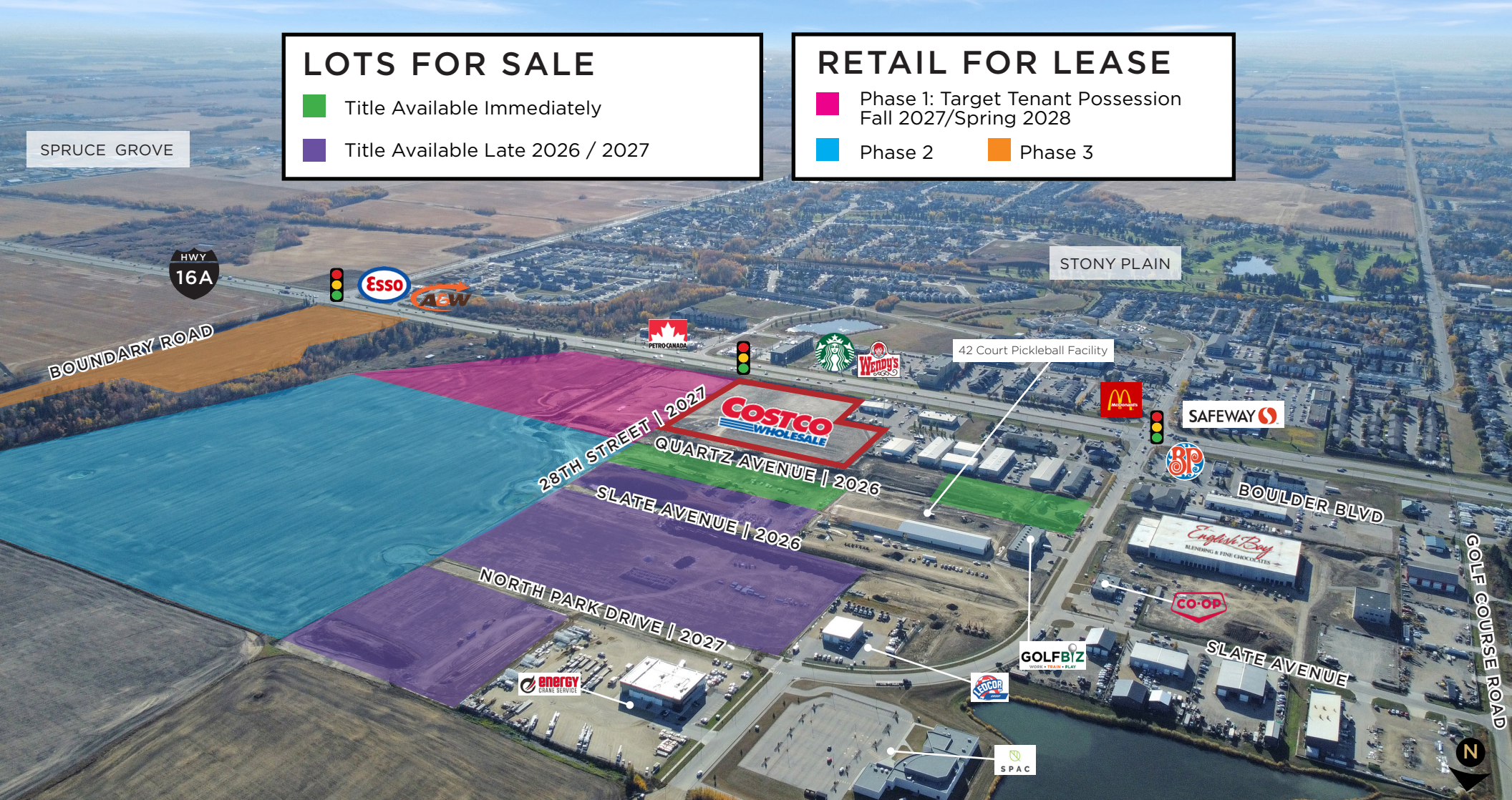
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SPRUCE GROVE

STONY PLAIN



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