

STONY PLAIN POWER CENTRE | BUSINESS PARK

PRIME RETAIL/INDUSTRIAL FOR LEASE OR LAND SALES

HIGHWAY 16A | 28 STREET STONY PLAIN, AB

Map Details:

- North Park Drive | Fall 2026:** 2.05 ACRES, 2.20 ACRES, 2.19 ACRES, 2.05 ACRES, 2.20 ACRES, 2.19 ACRES.
- Slate Avenue | Fall 2025:** 2.11 ACRES, 2.11 ACRES, 1.53 ACRES, 1.53 ACRES, 1.53 ACRES.
- Quartz Avenue | Fall 2025:** 2.26 ACRES, 1.22 ACRES.
- Boulder Boulevard:** 1.22 ACRES.
- Highway 16A:** 2026 ALL DIRECTIONS.
- 28 Street - 2026:** 2.05 ACRES, 2.20 ACRES, 2.19 ACRES, 2.05 ACRES, 2.20 ACRES, 2.19 ACRES.
- Future Box Retailer:** 24.805 ACRES, 12.978 ACRES, 3.979 ACRES, 3.825 ACRES.
- Pending Big Box Retailer:** 1.22 ACRES.
- 56 Court Pickleball Facility Under Construction:** 1.22 ACRES.
- ATM Creek:** 1.22 ACRES.
- Boundary Road:** 1.22 ACRES.

- Stony Plain Power Centre / Business Park, located at the main entrance to Stony Plain, will be the newest mixed-use commercial development, ideal for a variety of retail businesses.
- With a big-box anchor retailer pending on ± 20 acres of land, this is a prime opportunity to secure your location early.
- Stony Plain is the gateway between the Edmonton Metropolitan Region and Western Alberta with an anticipated service area of + 185,000 people.

HUGHES COMMERCIAL REALTY GROUP

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28 STREET - 2026

2026 ALL DIRECTIONS

EXISTING ALL DIRECTIONS

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Map Details:

- North Park Drive | FALL 2026**
- Slate Avenue | FALL 2025**
- Quartz Avenue | FALL 2025**
- North Park Drive**
- Boundary Road**
- Highway 16A**
- 28 Street - 2026**
- ATM CREEK**
- 56 Court Pickleball Facility Under Construction**
- PENDING BIG BOX RETAILER**
- FUTURE BIG BOX RETAILER**
- FUTURE BOX**
- SITE AREA**
- CRU**
- PD**
- LOT**
- PLAN**
- ACRES**
- SQ FT**
- 2026 ALL DIRECTIONS**
- EXISTING ALL DIRECTIONS**

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The site plan shows a large commercial development area bounded by Highway 16A to the south, North Park Drive to the north, and Boundary Road to the east. Key features include:

- NORTH PARK DRIVE | FALL 2026**: A major road running along the northern boundary.
- Slate Avenue | Fall 2025**: A road running horizontally across the middle of the site.
- Quartz Avenue | Fall 2025**: A road running horizontally below Slate Avenue.
- Boulder Boulevard**: A road running horizontally at the southern edge of the main lot area.
- Highway 16A**: The main thoroughfare running horizontally at the bottom of the map.
- 28 Street - 2026**: A vertical road running through the center-right portion of the site.
- Boundary Road**: A vertical road forming the eastern boundary.
- ATM Creek**: A water feature flowing along the eastern side of the site.

Key developments and land parcels are labeled:

- SOLD**: Several large rectangular lots in the northwest corner.
- PENDING BIG BOX RETAILER**: A large orange-shaded parcel located between Quartz Avenue and Boulder Boulevard, west of 28 Street.
- FUTURE BIG BOX RETAILER**: A large orange-shaded parcel located east of 28 Street, south of Slate Avenue.
- 56 Court Pickleball Facility Under Construction**: A yellow-shaded building footprint located west of Slate Avenue.
- TOWNHOME SITE**: Located further east, near Boundary Road.
- Future Box**: Multiple smaller orange-shaded parcels scattered throughout the site, particularly along the northern and eastern boundaries.
- CRU** (Community Retail Units) and **PD** (Professional Office) units are also indicated in various locations.

At the bottom of the map, three traffic light symbols indicate signalized intersections on Highway 16A:

- EXISTING ALL DIRECTIONS (at the western end)
- 2026 ALL DIRECTIONS (in the center, corresponding to the 28 Street intersection)
- EXISTING ALL DIRECTIONS (at the eastern end)

A north arrow is located in the bottom right corner.

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- Boulder Boulevard:** 1.22 ACRES, 1.22 ACRES.
- Highway 16A:** 2026 ALL DIRECTIONS, EXISTING ALL DIRECTIONS.
- Other Features:** 56 Court Pickleball Facility Under Construction, PENDING BIG BOX RETAILER, FUTURE BOX RETAILER, SITE AREA 4.209 ACRES, SITE AREA 4.042 ACRES, SITE AREA 24.805 ACRES, SITE AREA 12.978 ACRES, SITE AREA 3.979 ACRES, SITE AREA 11.719 ACRES, SITE AREA 3.825 ACRES.

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- Quartz Avenue | Fall 2025:** 1.22 ACRES, 2.26 ACRES (PENDING).
- Boulder Boulevard:** 1.22 ACRES, 2.26 ACRES (PENDING).
- Highway 16A:** 2026 ALL DIRECTIONS.
- 28 Street - 2026:** 2.05 ACRES, 2.20 ACRES, 2.19 ACRES.
- Future Box Retailer:** 24.805 ACRES, 12.978 ACRES, 3.979 ACRES, 3.825 ACRES.
- Other Features:** 56 Court Pickleball Facility Under Construction, ATM CREEK, BOUNDARY ROAD, TOWNHOME SITE, CRU, FUTURE BOX, SITE AREA, 4.209 ACRES, 4.042 ACRES, 11.719 ACRES, 3.825 ACRES.

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- Highway 16A:** 2026 ALL DIRECTIONS, EXISTING ALL DIRECTIONS.
- Other Labels:** SOLD, PENDING, FUTURE BOX RETAILER, SITE AREA, CRU, FUTURE BOX, 56 Court Pickleball Facility Under Construction, ATM CREEK, BOUNDARY ROAD, TOWNHOME SITE, 2026 ALL DIRECTIONS, EXISTING ALL DIRECTIONS.

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- NORTH PARK DRIVE | FALL 2026**: A major road running along the northern boundary.
- Slate Avenue | Fall 2025**: A road running horizontally across the middle of the site.
- Quartz Avenue | Fall 2025**: A road running horizontally below Slate Avenue.
- Boulder Boulevard**: A road running horizontally at the southern edge of the main lot area.
- Highway 16A**: The main thoroughfare running horizontally at the bottom of the map.
- 28 Street - 2026**: A vertical road running through the center-right portion of the site.
- Boundary Road**: The easternmost boundary of the development.
- ATM Creek**: A water feature located between Quartz Avenue and Highway 16A.

Key areas and lots identified on the map:

- SOLD**: Three lots (2.05, 2.20, 2.19 acres) located north of North Park Drive.
- PENDING BIG BOX RETAILER**: A large orange-shaded rectangular area located south of Quartz Avenue, west of 28 Street.
- FUTURE BIG BOX RETAILER**: A large orange-shaded rectangular area located east of 28 Street, south of Quartz Avenue.
- 56 Court Pickleball Facility Under Construction**: A yellow-shaded building footprint located west of Slate Avenue.
- TOWNHOME SITE**: Located east of Boundary Road, north of ATM Creek.
- Future Box Retailer**: Several smaller orange-shaded rectangular footprints are scattered throughout the site, particularly along North Park Drive and near the creek.

Map details include lot numbers, acreage measurements, and labels for existing and proposed infrastructure. Traffic lights are shown at the intersections of Highway 16A with North Park Drive, 28 Street, and Boundary Road.

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The map illustrates the layout of the Stony Plain Power Centre / Business Park. It shows several large parcels of land, some of which are already developed or under construction. Key features include:

- North Park Drive**: A major road running horizontally across the top of the map.
- Slate Avenue**: A road running horizontally across the middle of the map.
- Quartz Avenue**: A road running horizontally across the bottom of the map.
- Boulder Boulevard**: A road running vertically along the left side of the map.
- Highway 16A**: A major road running horizontally across the bottom of the map.
- 28 Street**: A road running vertically through the center of the map.
- Boundary Road**: A road running vertically along the right side of the map.

Key locations and developments shown on the map include:

- 56 Court Pickleball Facility Under Construction**: Located near the intersection of North Park Drive and Slate Avenue.
- Pending Big Box Retailer**: A large orange-shaded area located south of Slate Avenue and east of Boulder Boulevard.
- Future Big Box Retailer**: Several areas labeled "Future Big Box Retailer" are scattered throughout the map, particularly along the eastern side.
- Townhome Site**: Located near the intersection of Boundary Road and Quartz Avenue.
- Existing and Proposed Roads**: Various roads are shown, including North Park Drive, Slate Avenue, Quartz Avenue, Boulder Boulevard, Highway 16A, 28 Street, and Boundary Road.
- Parking Lots**: Numerous parking lots are indicated by hatched patterns throughout the map.
- Surrounding Developments**: The map shows existing commercial and residential areas surrounding the power centre/business park.

Legend:

- EXISTING ALL DIRECTIONS
- 2026 ALL DIRECTIONS
- EXISTING ALL DIRECTIONS

Scale: 1 inch = 200 feet

North Arrow

- Stony Plain Power Centre / Business Park, located at the main entrance to Stony Plain, will be the newest mixed-use commercial development, ideal for a variety of retail businesses.
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- Key locations and features shown on the map include:
- 56 Court Pickleball Facility Under Construction**: Located near the intersection of North Park Drive and Slate Avenue.
 - Pending Big Box Retailer**: A large orange-shaded area located south of Slate Avenue, east of Boulder Boulevard.
 - Future Big Box Retailer**: Several areas labeled "Future Big Box Retailer" are scattered throughout the map, particularly along the eastern side.
 - Townhome Site**: Located near the intersection of Boundary Road and Quartz Avenue.
 - Existing and Proposed Roads**: Various streets are shown, including North Park Drive, Slate Avenue, Quartz Avenue, Boulder Boulevard, Highway 16A, and 28 Street.
 - Parking Lots**: Numerous parking lot layouts are depicted throughout the map.
 - Surrounding Developments**: The map shows existing commercial and residential areas, as well as future business commercial developments.
- Legend:
- EXISTING ALL DIRECTIONS
 - 2026 ALL DIRECTIONS
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- Scale: 1 inch = 200 feet
- North Arrow
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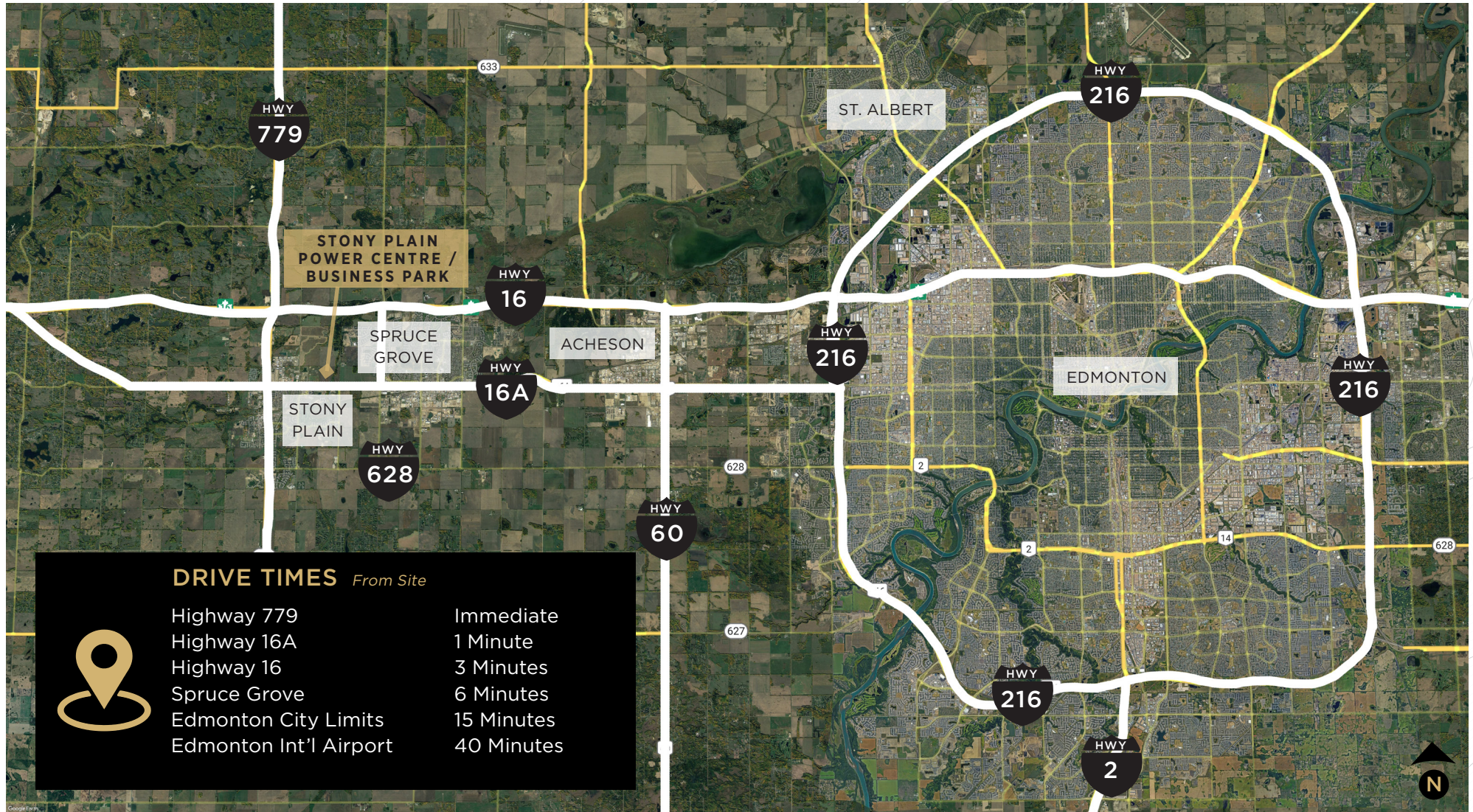
OVERVIEW | STONY PLAIN POWER CENTRE / BUSINESS PARK



THE LOTS



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



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*



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

THE TRI-MUNICIPAL REGION

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





Darin Luciw

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REALTY GROUP**

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