

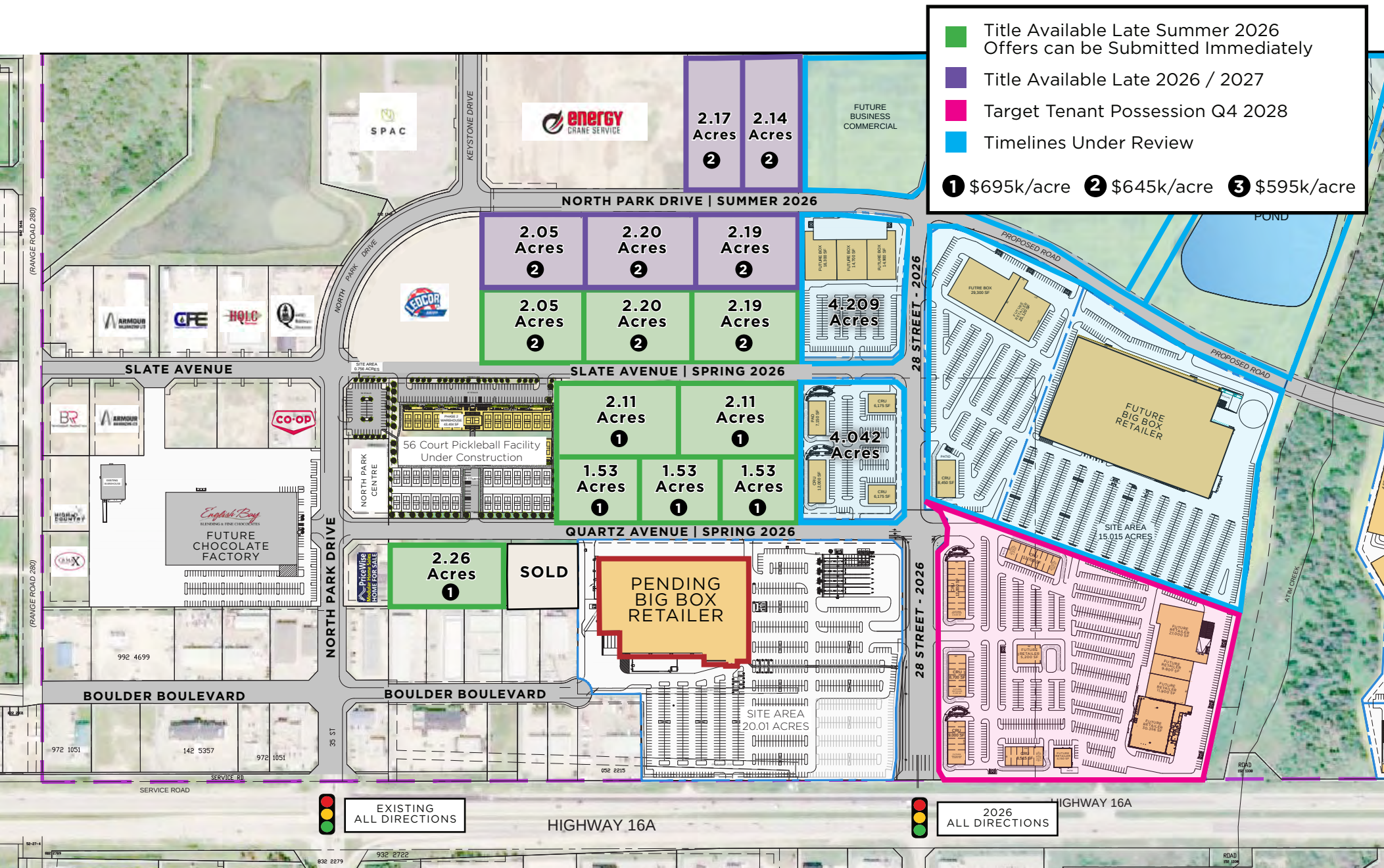
[illegible]

- 
- HUGHES  
COMMERCIAL  
REALTY GROUP

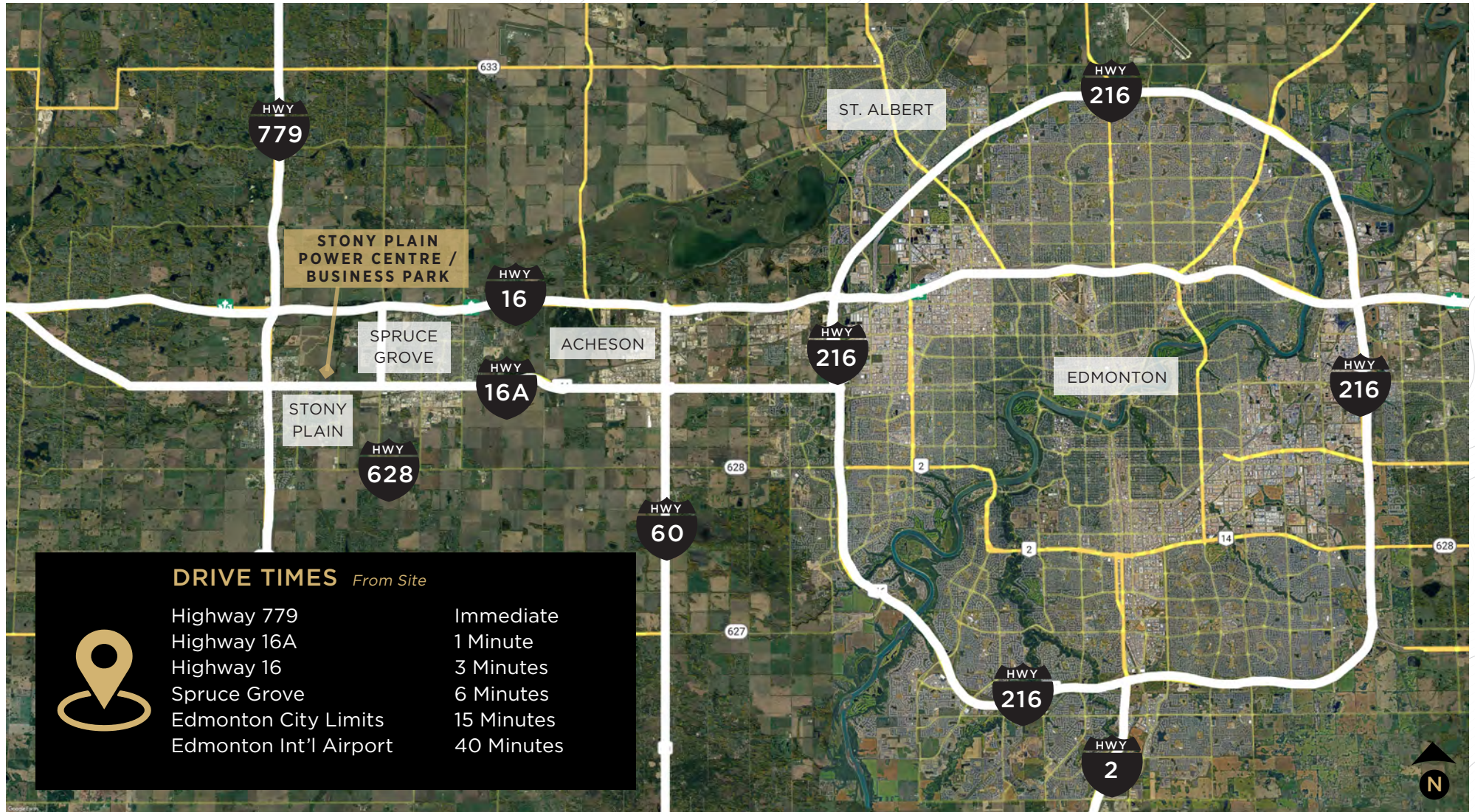
# OVERVIEW | STONY PLAIN POWER CENTRE / BUSINESS PARK



# THE LOTS | STONY PLAIN POWER CENTRE / BUSINESS PARK



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



## 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



SPRUCE GROVE

STONY PLAIN

HWY  
16A



BOUNDARY ROAD



28TH STREET - 2026



56 Court Pickleball Facility  
Under Construction



SAFeway



BOULDER BLVD

QUARTZ AVENUE | SPRING 2026

SLATE AVENUE | SPRING 2026

NORTH PARK DRIVE | SUMMER 2026



GOLFBIZ



SLATE AVENUE



GOLF COURSE ROAD



**Darin Luciw**

SENIOR ASSOCIATE | INVESTMENT SALES & LEASING

P: 780 573 0830 E: [darin@hcrgroup.ca](mailto:darin@hcrgroup.ca)

**Scott Hughes, MBA, AACI, CCIM, SIOR**

BROKER/OWNER | INVESTMENT SALES & LEASING

P: 780 915 7895 E: [scott@hcrgroup.ca](mailto:scott@hcrgroup.ca)



HUGHES  
COMMERCIAL  
REALTY GROUP

This brochure has been constructed by Hughes Commercial Realty Group (HCR Group) with information provided by the Vendor and is considered to be reliable. The HCR Group does not warrant, represent or assume any responsibility for its accuracy or completeness. It is recommended that all information contained in this brochure be confirmed and verified by qualified professionals prior to being relied upon by a potential purchaser - the information is believed to be accurate when prepared but is subject to errors, omissions or changes without notice. This publication, the Hughes Commercial Realty Group name and logos are the copyrighted property of Hughes Commercial Realty Group and/or its licensor(s). You must not use such marks without the prior written permission of Hughes Commercial Realty Group. All other names, logos, product and service names, designs and slogans contained in this email and any attachments are the trademarks of their respective owners.

VIEW MORE PROPERTY LISTINGS & MARKET NEWS AT [WWW.HCRGROUP.CA](http://WWW.HCRGROUP.CA)