

Former RONA West Edmonton

18445 Stony Plain Road



AVISON
YOUNG

The offering

Executive summary

This freestanding building is a single tenant retail property with 52,406 square feet of leasable area situated on a 5.87 acre site.

Nestled between Stony Plain Road and 100 Avenue, the site is well positioned in West Edmonton's retail and commercial corridor which includes a mix of service-oriented and national brand retailers. The property is highly accessible to major roadways such as Anthony Henday Drive, 170 Street, Yellowhead Trail/ HWY 16, and Whitemud Drive, continental connecting it to the Greater Edmonton Area. Backing onto 184 Street gives the property excellent access and egress, and with nearby retails such as Walmart, Goodwill, various national hotels and car dealerships, the daily traffic counts are exceptionally high.

The site includes 206 parking stalls backing onto more parking stalls of neighbouring properties, and a fenced staging yard with two gated points of entry. The property has the opportunity for redevelopment, including pad development, increasing the leasable area on the site.



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Property overview


Legal Address:	Plan 0425410, Block 1, Lot 6
Zoning:	DC2 (962) - Site Specific Development Control Provision
Building Size:	52,406 sf
Site Area:	5.87 acres
Site Coverage:	20.5%
Year Built:	2011
Parking:	206 stalls
Yard:	Fully fenced
Developable Parcel Building Size:	+/- 10,984 sf *
Sale Price:	Call agent for guidance


**Potential building sizes are an example of a commercial building development that complies with the site zoning requirements based on the architectural plans completed by Kasian Architecture Interior Design and Planning Ltd. in 2010.*




 Prime location in West Edmonton’s Retail Corridor

 Opportunity for a developable parcel building

 Two access points to 184 Street

 Fenced staging yard with two access gates

 206 surface parking stalls

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Floor Plan

Zoning: DC (962) - Site Specific Development Control Provision Permitted Uses

Automotive and Equipment Repair Shops

Business Support Services

Car Dealership

Catering Services

Child Care Services

Cinema or Theatre

Distribution Warehouse

Equipment Rentals

Furniture Retailers

Gas Bar

General Retail Stores

Government Services

Health Services

Hotel

Household Repair Service

Indoor Recreation Services

Professional, Financial, and Office Services

Public Libraries and Cultural Exhibits

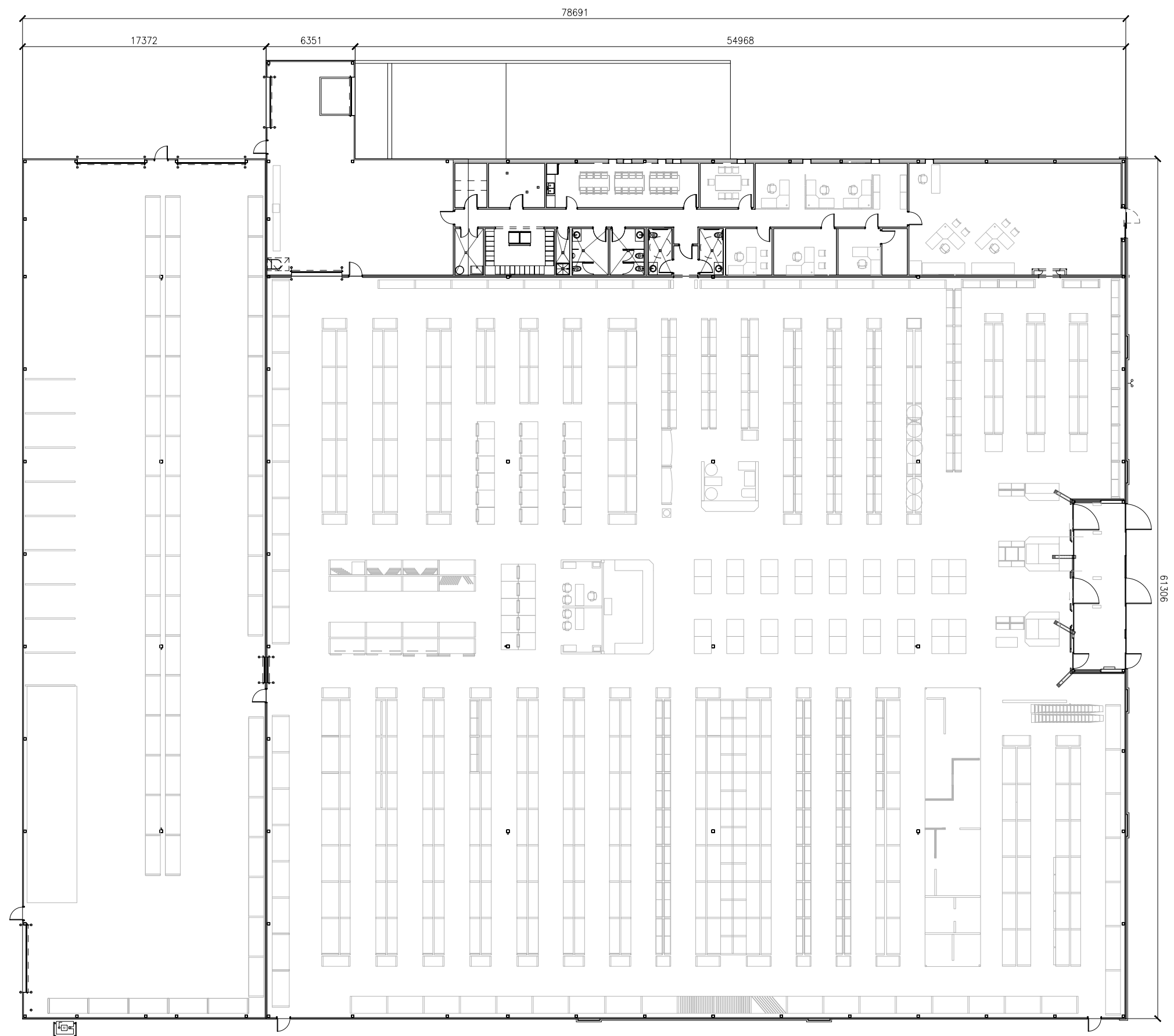
Quick Service Restaurant

Restaurant

Specialty Store

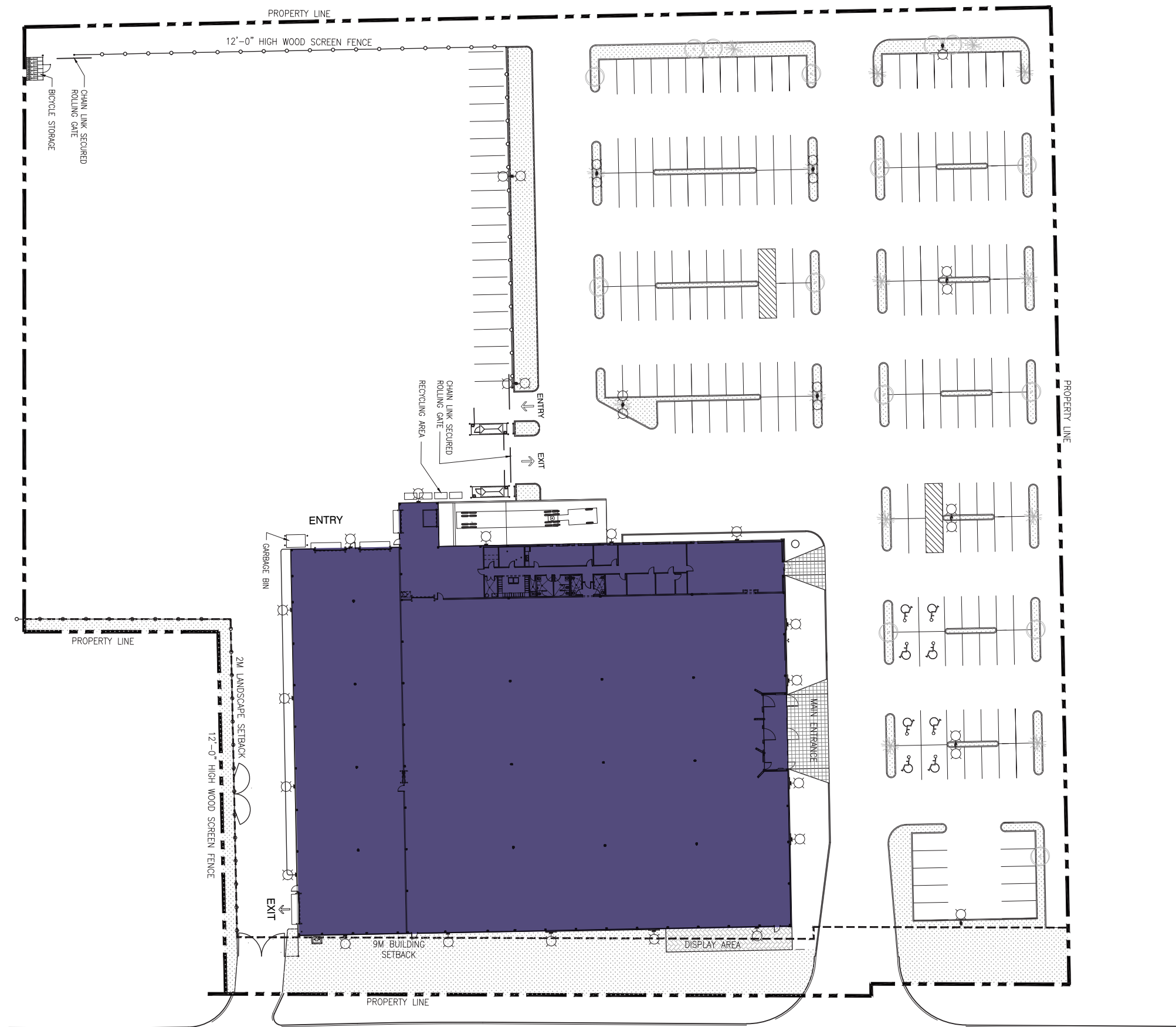
Veterinary Services

Video Outlet



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Site Plan



Area Demographics



39,024

Population within 3km (2024)



49,683

Daytime population within 3km



\$105,575

Average household income within 3km



40.3

Median age within 3km



25,500

Vehicles per day on 100 Avenue (2022)



33,400

Vehicles per day on Stony Plain Road (2022)



8,400

Vehicles per day on 128 Street (2022)

West Edmonton

Location overview

The subject property at 18445 Stony Plain Road is strategically located near major routes, providing excellent accessibility and visibility. The nearby affluent communities, such as La Perle, with an average household income of \$106,076, ensure a strong customer base.

Enhancing the retail appeal of the area is the Sunwapta Centre, situated at the intersection of Anthony Henday (HWY 216) and Stony Plain Road. Anchored by Lowe’s Home Improvement and LA Fitness, this center attracts both residential and industrial populations, making it a popular shopping destination. The surrounding area boasts a population of 111,533 within a 5 KM radius, with average incomes over \$100,000.

Further strengthening the West End’s retail landscape is the Costco Business Centre, just North of Stony Plain Road. Being the first and only Business Centre in Western Canada, and well-positioned near Anthony Henday Drive & Yellowhead Highway, this Costco attracts a variety of businesses looking for wholesale quantities of business-tailored products. Moreover, the retail giant Canadian Tire is planning a new location in Sunwapta Centre, corner of Stony Plain Road and 186 Street, which will bring more consumers to the West Edmonton retail corridor.

The West End’s thriving community, strong economic factors, and strategic location make it an ideal market for any tenant, promising significant retail success and community impact.

Drive Times

1 - 5 mins	Anthony Henday Drive Mayfield Common
6 - 10 mins	Whitemud Drive West Edmonton Mall
11 - 15 mins	University of Alberta Downtown





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