



FOR LEASE

± 3,000 SF

**SUBJECT
PROPERTY**

PRIME WEST-END OFFICE SPACE

15241 Stony Plain Road, Edmonton, AB

RE/MAX Excellence Commercial Division is pleased to present an attractive and affordable office opportunity in Edmonton's west-end corridor.

This well-maintained property is offered at an excellent rate from a highly regarded landlord, providing exceptional value for tenants seeking quality office space in a convenient suburban setting. Surrounded by a wide range of nearby amenities, the location supports both staff comfort and client accessibility.

The available space encompasses the entire second floor, featuring large corner windows that provide outstanding natural light and street-front visibility. Positioned near the new Valley Line LRT extension, the property benefits from ongoing infrastructure upgrades, including improved road connections and a future LRT station and main bus hub just one block away—ensuring superior access to Edmonton's growing transportation network.

This space is well-suited for a range of uses, including commercial services, educational and training institutions, health and wellness providers, and financial service firms. The landlord prefers minimal alterations to the existing layout unless a long-term lease covenant is presented. Other tenants in the building include a reputable pawn shop and a private massage parlour, contributing to a stable and well-managed environment.



[View On Street](#)



[View On Maps](#)

RE/MAX
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COMMERCIAL DIVISION

TISH PROUSE
Commercial Real Estate Agent

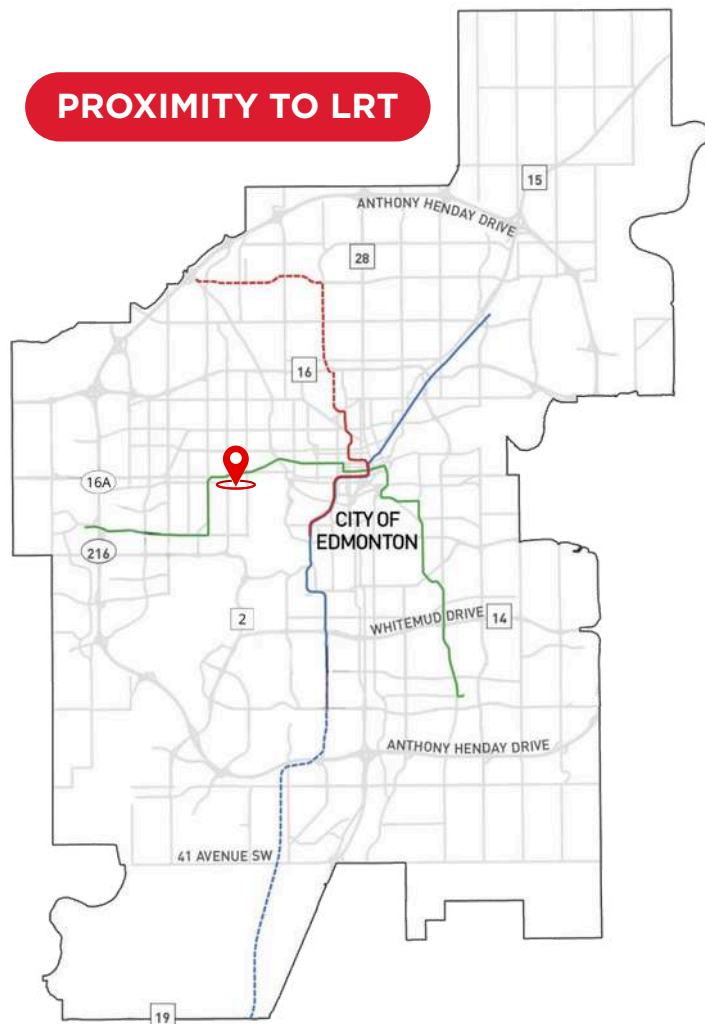
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LARISSA PROUSE
Commercial Real Estate Agent

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PROPERTY DETAILS

Address	15241 Stony Plain Road Second Floor Space
Legal Address	Lot 7, Block 40, Plan 8478 ET
Subject Size	± 3,000 SF
Base Rent	\$5,000/Month
Rent Includes	Includes all electrical, water, heat, waste removal, building maintenance, taxes, property insurance, and area improvement levy. Tenant responsible for interior cleaning of areas used.
Zoning	CB1 - Low Intensity Business
Layout	Two large office spaces with smaller break-away rooms, corridor, and two private washrooms.
Parking	Scramble at rear of nine stalls and street parking.

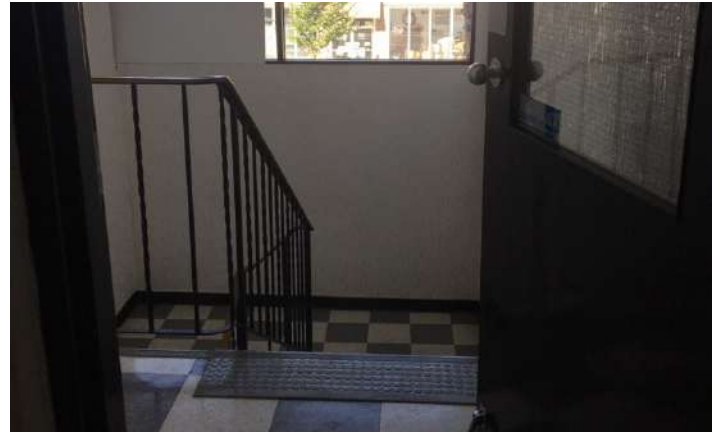
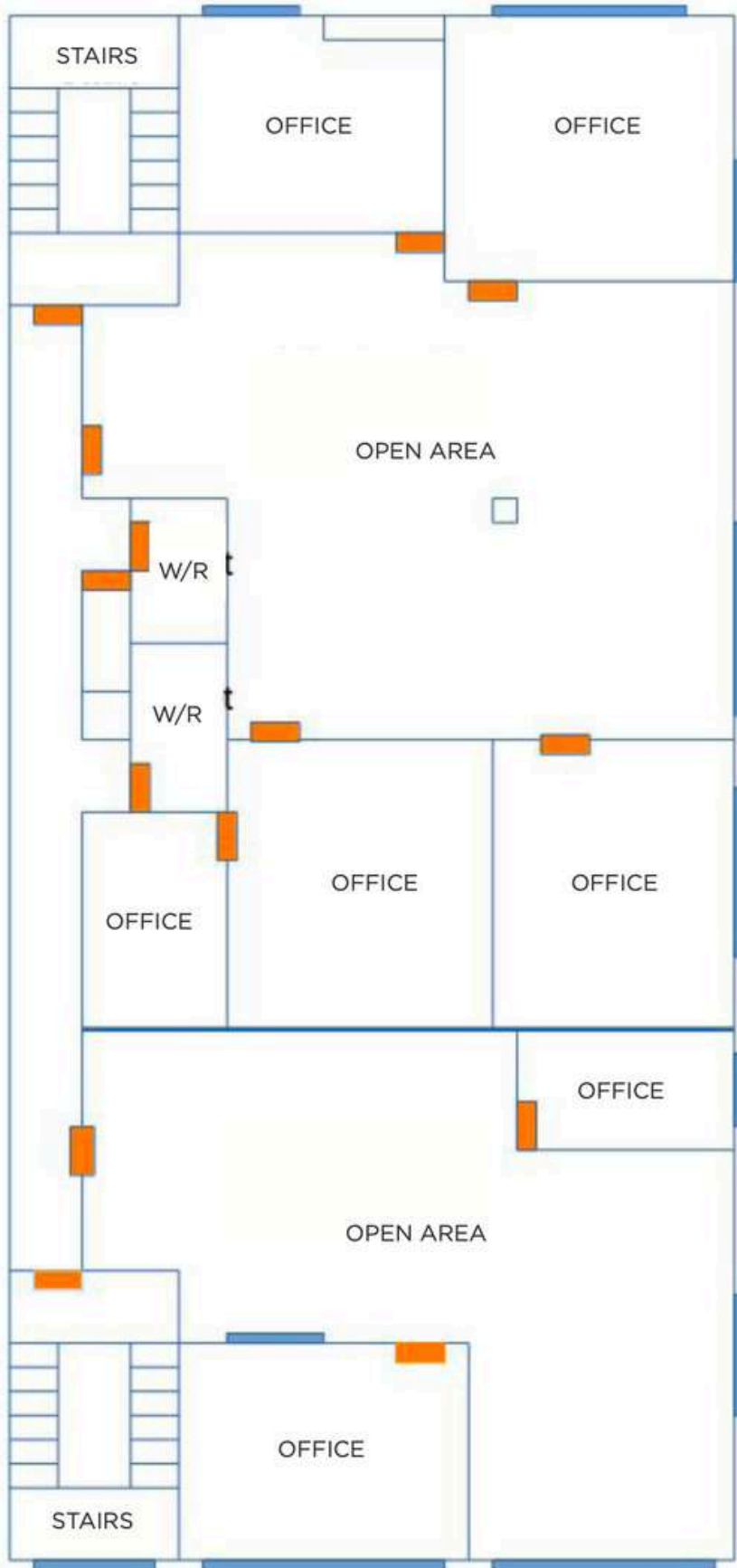


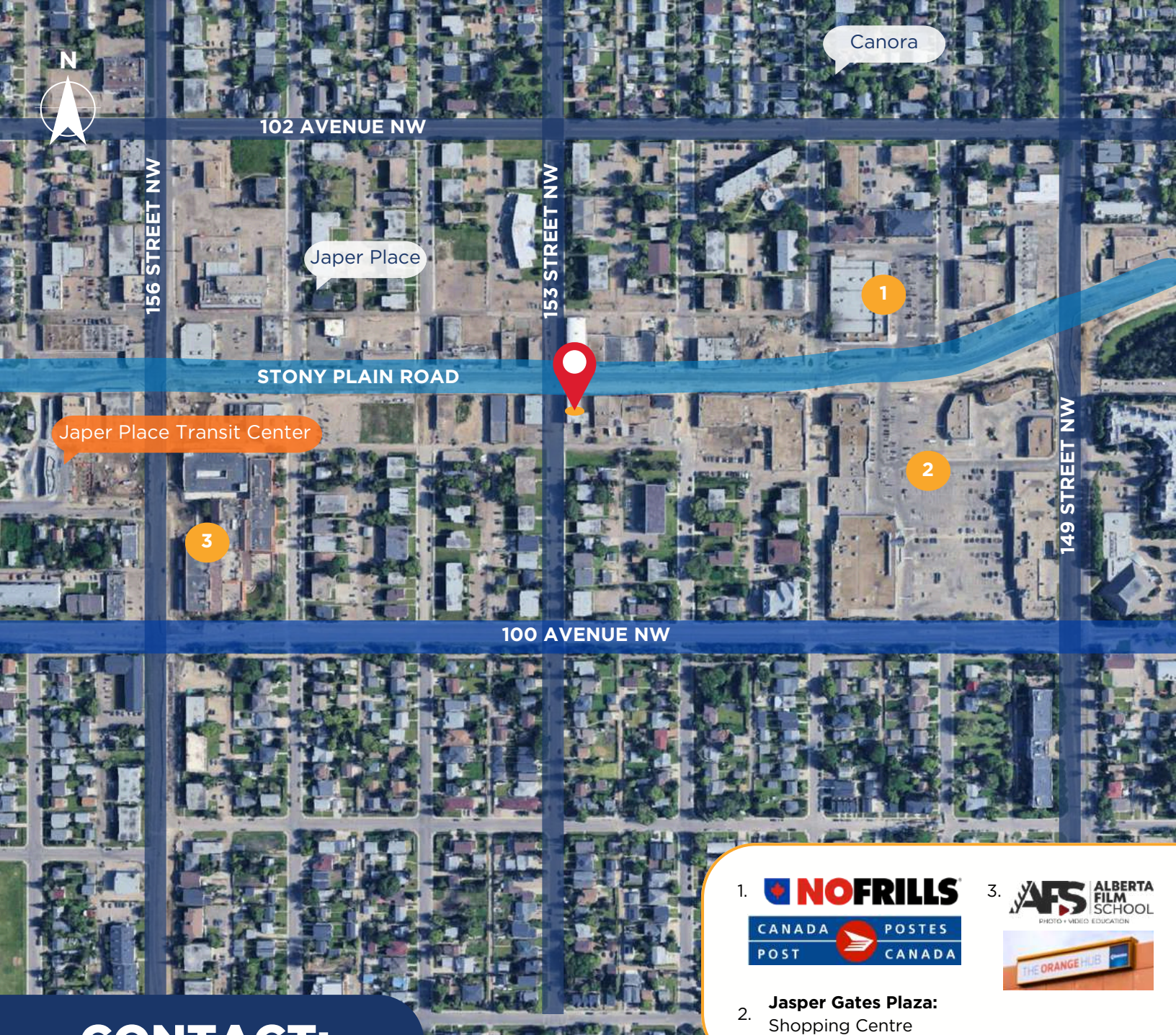
LEGEND

- Capital Line
- Metro Line
- Valley Line
- - - Future Expansion (Capital Line)
- - - Future Expansion (Metro Line)
- 📍 15241 Stony Plain Road



FLOORPLAN





Canora

102 AVENUE NW

156 STREET NW

Japer Place

153 STREET NW

1

STONY PLAIN ROAD

Japer Place Transit Center

3

2

149 STREET NW

100 AVENUE NW

1. 


3. 


2. **Jasper Gates Plaza:**
Shopping Centre

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