



FOR LEASE

2,390 SF Commercial Space with Access to Stony Plain Road

10054 158
STREET

10054 158 Street Edmonton AB

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For Lease: End Cap Commercial Space on 158 Street

Fronting directly onto 158 Street with immediate access to Stony Plain Road, 10054 158 Street NW offers 2,390 SF of highly visible end-cap commercial space within the established Glenwood neighbourhood of West Edmonton. The property benefits from strong street exposure, convenient access from multiple arterial routes, and ample on-site parking, making it easily accessible for both customers and staff. Positioned alongside established tenants including a restaurant and daycare, the space enjoys consistent daytime traffic and neighbourhood draw. Mixed Use zoning allows for a wide range of potential uses, including retail, professional services, medical services, and convenience-oriented concepts. With separate metering and immediate possession available, this property presents an excellent opportunity for businesses seeking a well-located storefront in a mature West Edmonton corridor.

PROPERTY DETAILS

Municipal Description	10054 158 Street Edmonton AB
Legal Description	Lot 1,2,3 Block: 2D, Plan: 6144AH
Zoning	Mixed Use
Vacant Unit Size	2390 SF
Base Rent	Market
Additional Rent	\$7.5 PSF (2026 Estimate)
Possession	Immediately



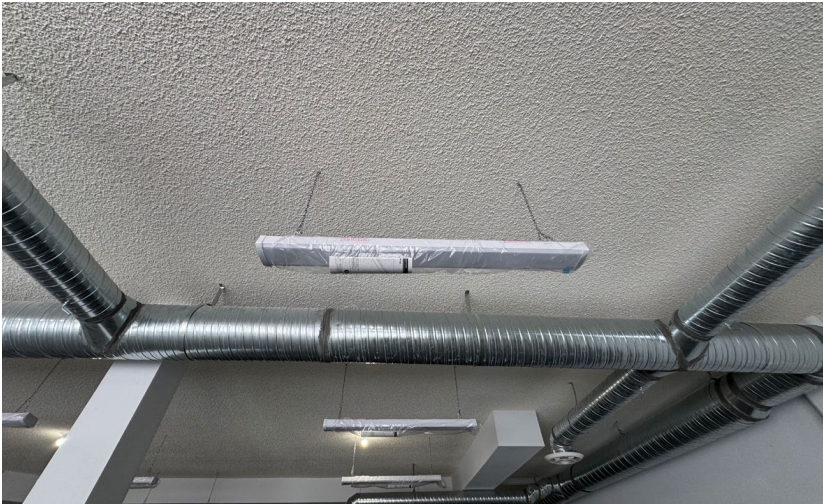
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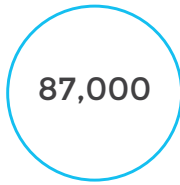
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DEMOGRAPHICS WITHIN 3KM



Median Age



Total Population



Households



Average Household Income



Daytime Population (est.)



Total Consumer Spending



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