

FOR LEASE

20904 STONY PLAIN ROAD | EDMONTON, ALBERTA



HUGHES
COMMERCIAL
REALTY GROUP



FLEXIBLE LAND PARCEL & BUILD-TO-SUIT OPPORTUNITIES

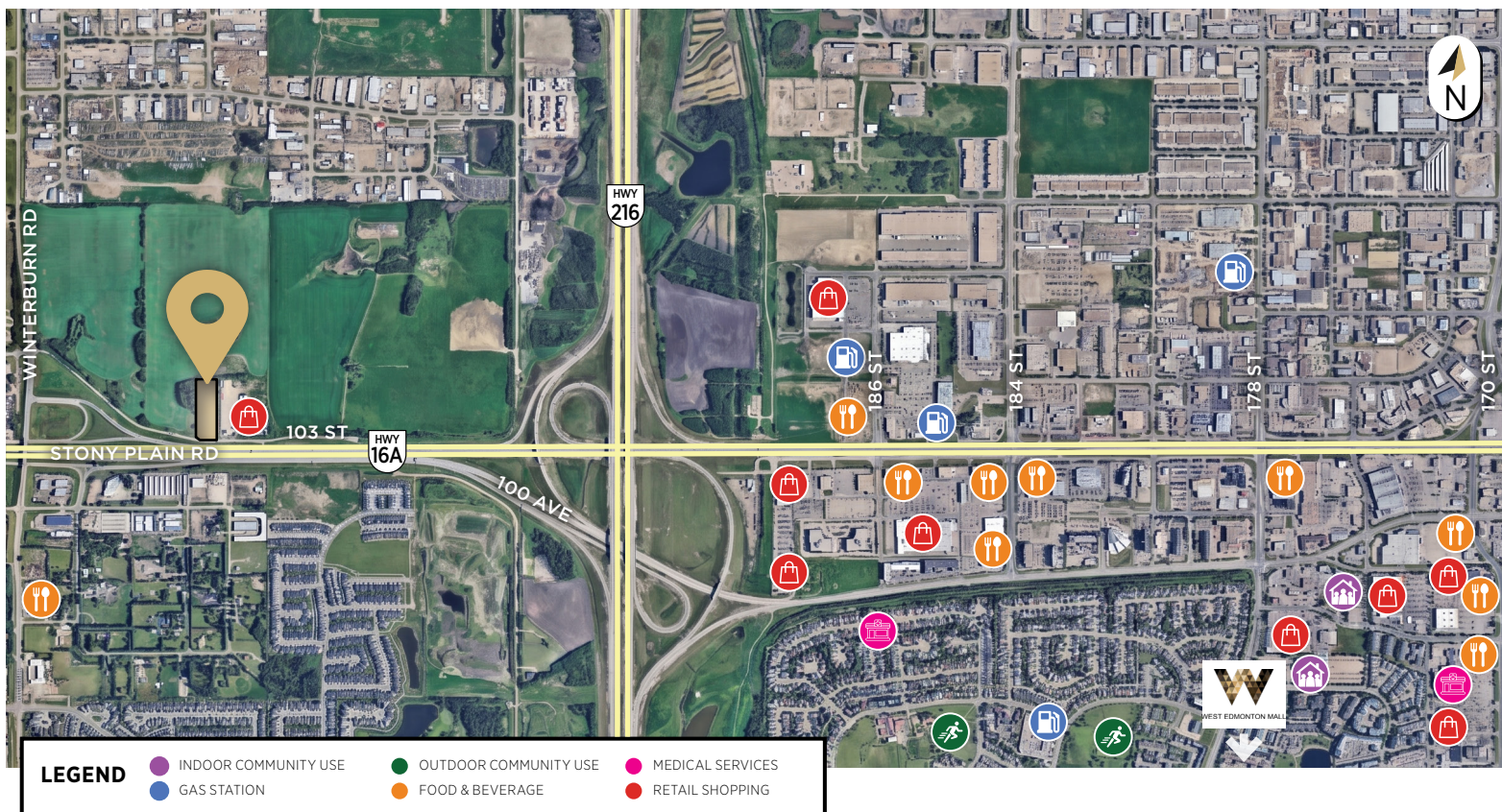
This highly visible parcel offers a flexible footprint with straightforward access along a high-traffic corridor. The site is suitable for a wide variety of commercial uses, including full-lot operations, custom build-to-suit projects, or outdoor yard and equipment storage. Because the property is open for full development, tenants have the freedom to configure the layout directly to their operational requirements.

The owner is open to a range of leasing structures depending on tenant needs. Available options include long term ground leases, built-to-suit agreements, or leasing smaller, partitioned portions of the property. Contact the agent today to discuss your specific site requirements, review prospective layout options, and secure an adaptable leasing agreement designed for your long-term success.

Steven Pearson, *Vice President*
Investment & Industrial Sales/Leasing
P: 780 993 7501 E: steven@hcrgroup.ca

Jasdeep Dhaliwal, *Associate*
Investment & Industrial Sales/Leasing
P: 780 952 5866 E: jasdeep@hcrgroup.ca

FOR LEASE | FLEXIBLE LAND PARCEL & BUILD-TO-SUIT OPPORTUNITIES



LEGEND

- INDOOR COMMUNITY USE
- OUTDOOR COMMUNITY USE
- MEDICAL SERVICES
- GAS STATION
- FOOD & BEVERAGE
- RETAIL SHOPPING



DRIVE TIMES

From Site

Anthony Henday

1.0 km | 2 min

Yellowhead Trail

4.5 km | 5 min

Downtown Edmonton

13 km | 20 min

Queen Elizabeth II

25 km | 22 min

YEG Int'l Airport

36 km | 30 min

PROPERTY DETAILS

MUNICIPAL ADDRESS

20904 Stony Plain Road | Edmonton, Alberta

LAND SIZE

± 3.91 Acre

UTILITIES

City water - Epcor

WASTE WATER MANAGEMENT

Septic tank

ZONING

CB - Business Commercial



FINANCIALS

Contact Agent

\$46,621.20

BASE RENT

TAXES - 2026 Actuals

DEMOGRAPHICS

2026 | 5 km



137,210

Current Area Population



\$129,702

Average Household Income



2.4%

10-Year Population Growth



47,000

(Vehicles/Day)
Winterburn Road and
Stony Plain Road

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Tenant.

Steven Pearson, Vice President

Investment & Industrial Sales/Leasing

P: 780 993 7501 E: steven@hcrgroup.ca

Jasdeep Dhaliwal, Associate

Investment & Industrial Sales/Leasing

P: 780 952 5866 E: jasdeep@hcrgroup.ca



HUGHES
COMMERCIAL
REALTY GROUP

hcrgroup.ca