

# FOR LEASE

±1,120 Sq. Ft.

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



**14820 Stony Plain Road, Edmonton, AB**

## HIGH EXPOSURE ON STONY PLAIN ROAD

### Property Highlights

- Prime exposure along busy Stony Plain Road – Exceptional visibility and signage opportunities on one of Edmonton’s busiest west-end corridors.
- Established tenant mix within the retail strip
- Ideal for retail or professional use
- Ample on-site parking
- Former vape store



780.488.0888



[www.lizotterealestate.com](http://www.lizotterealestate.com)



#1200, 10117 Jasper Avenue  
Edmonton, AB T5J 1W8

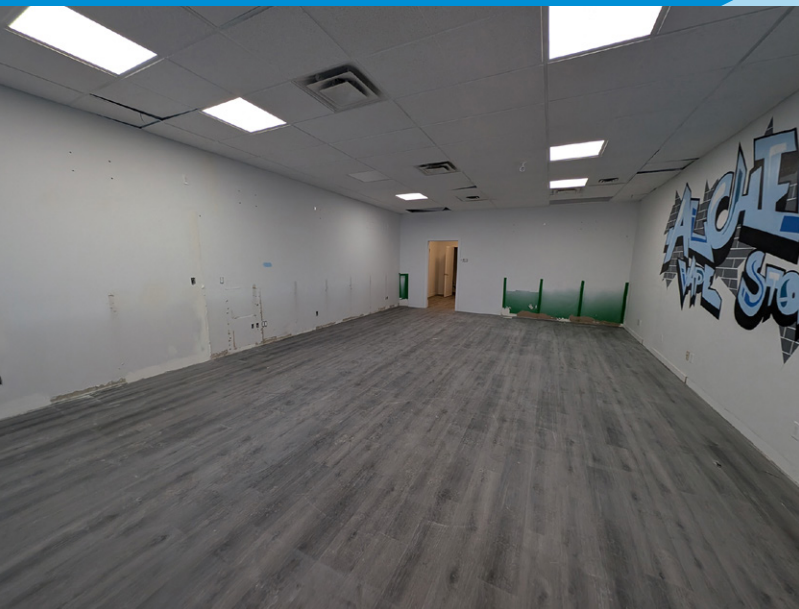


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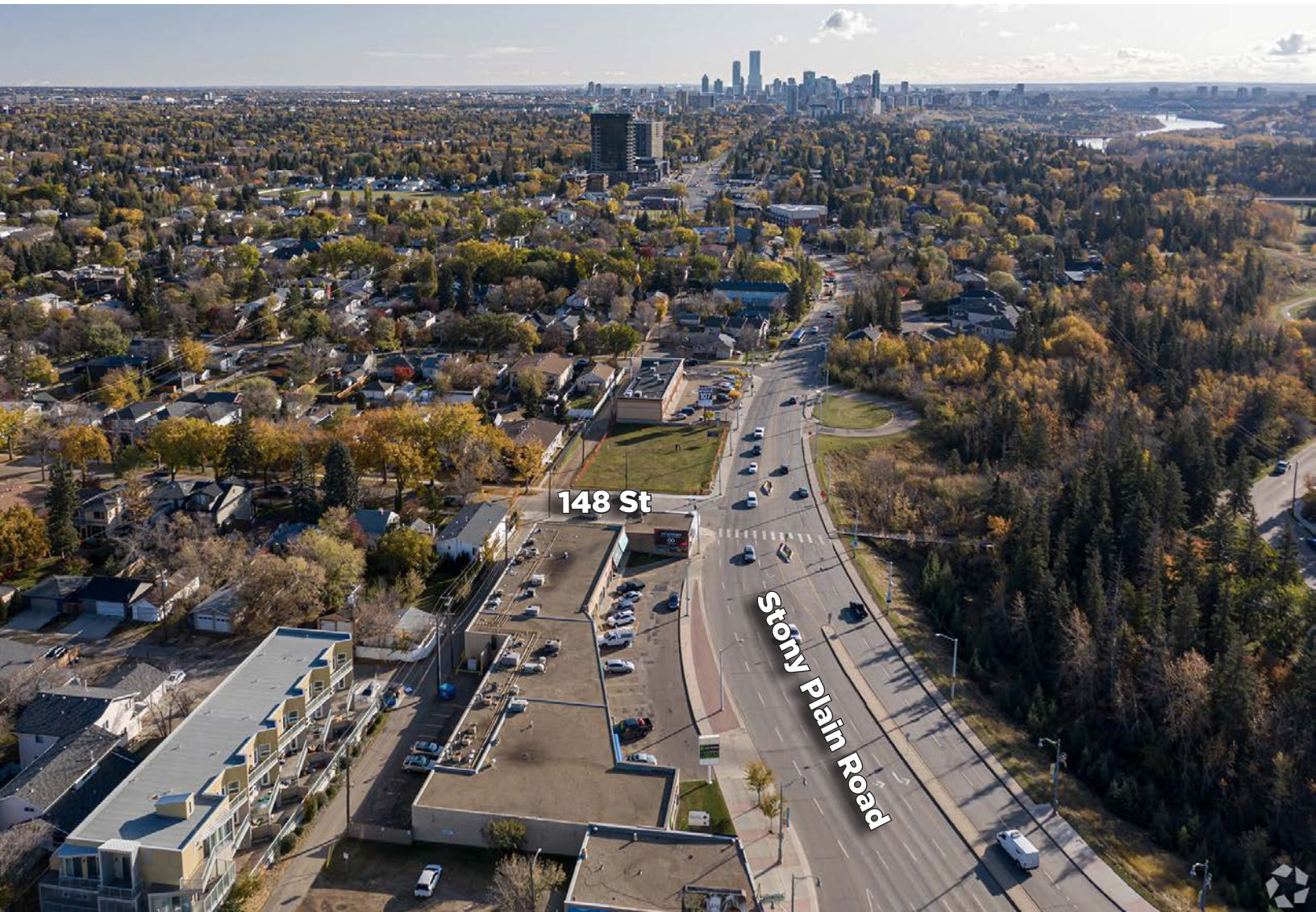
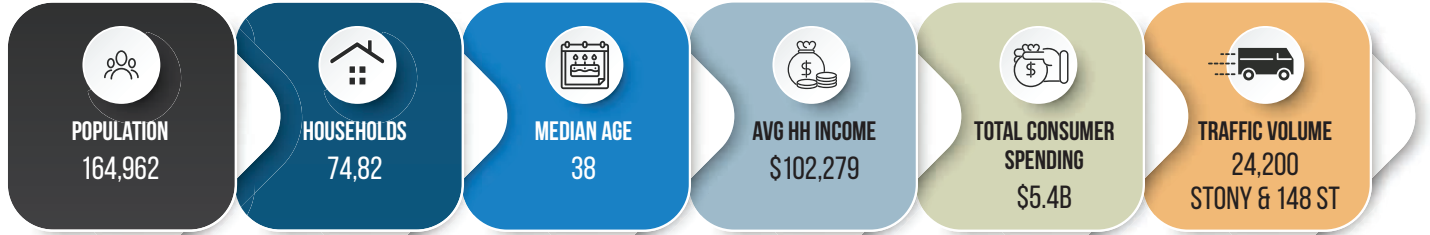


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## Demographics within 5KM



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## High Exposure on Stony Plain Road

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### Property Information

**Municipal Address:** 14820 Stony Plain Road, Edmonton, AB

**Legal Address:** Lot 12-15, Block 12, Plan 7601AE

**Size:** 1,120 Sq. Ft. (+/-)

**Zoning:** CSC

**Parking:** 1 Designated Surface Stall and Scramble

**Possession:** Immediate/negotiable

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**Lease Rate:** \$22.00/Sq. Ft.

**Op Costs:** \$12.61/Sq. Ft.

### Contact

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