



OWNER-USER/INVESTMENT OPPORTUNITY

16815 Stony Plain Road

Edmonton, Alberta

Property Features

- Retail strip mall with direct exposure to Stony Plain Road
- Income-producing, fully-fixture carwash with over 30 years of history with 10 year lease in place
- Redeveloped in 2018
- Retail bays from 1,250 sq.ft. to 6,250 sq.ft.
- Direct exposure to Stony Plain Road
- Fully sprinklered
- Over to 42,000 vehicles per day (2018 - City of Edmonton, Stony Plain Road West of 167 Street & 170 Street North of Stony Plain Road)
- Directly across the street from Mayfield Common
- CB2 General Business zoning

Julie Lam

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CLOSE PROXIMITY TO



< 1 Min

MAYFIELD COMMON

4 Mins

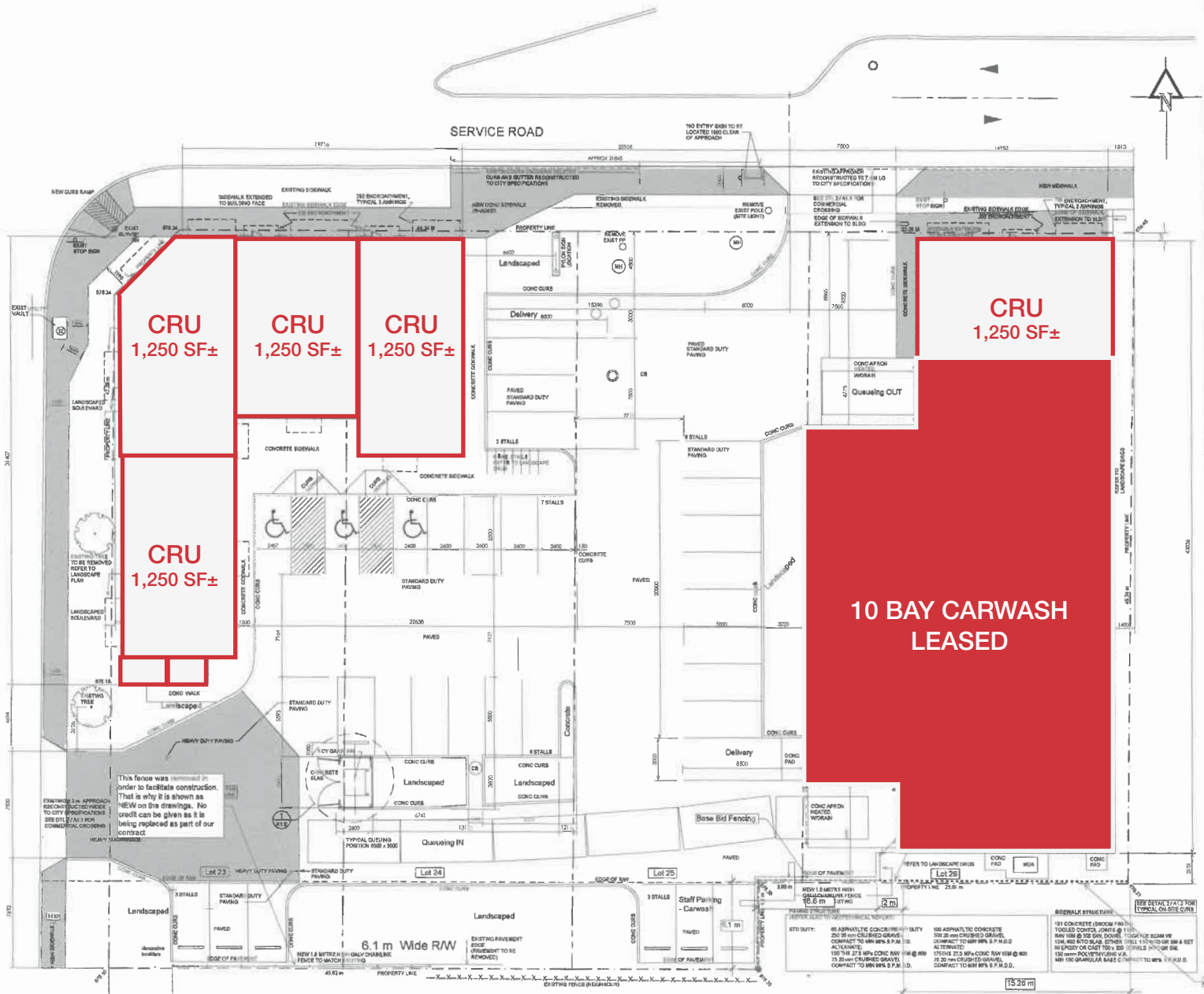
**TERRA LOSA
SHOPPING CENTRE**

6 Mins

**WEST EDMONTON
MALL**

16815 Stony Plain Road, Edmonton AB

STONY PLAIN ROAD



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6796-A JL20

RETAIL CENTRE & CARWASH >

FOR SALE



42,000 VEHICLES
DAILY ON
170 STREET/
STONY PLAIN RD



128,291
POPULATION
IN AREA



15.34%
POPULATION
GROWTH
2018-2023



5,770 BUSINESSES
IN AREA
84,460 EMPLOYEES
IN AREA



\$5.36 MILLION
ANNUAL
CONSUMER
SPENDING

BASED ON: 2018 DEMOGRAPHICS WITH A 5KM RADIUS; 2015 CITY OF EDMONTON, DAILY TRAFFIC

16815 Stony Plain Road, Edmonton AB



FOR SALE

RETAIL BAYS AND TURN-KEY CARWASH

SIZE 6,250 sq.ft. retail
7,500 sq.ft. fully fixtured carwash
13,750 sq.ft. total

SITE SIZE 0.88 acres

SALE PRICE **Call listing agent**

PROPERTY TAXES \$63,541.75 (2020)

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NAI Commercial

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16815 Stony Plain Road, Edmonton AB



WEST EDMONTON MALL

"The largest shopping mall in North America, with over 800 stores and services including nine attractions, two hotels and over 100 dining venues in the complex, and parking for more than 20,000 vehicles. More than 24,000 people are employed at the property. The mall receives about 32 million visitors per year; it attracts between 90,000 and 200,000 shoppers daily, depending on the day and season."

WEST EDMONTON MALL



TERRA LOSA SHOPPING CENTRE

"Located in the hub of Edmonton's west side retail area are 40 shops and services serving a diversity of needs."

TERRA LOSA
SHOPPING CENTRE

STONY PLAIN ROAD

MAYFIELD COMMON
SHOPPING CENTRE



MAYFIELD COMMON SHOPPING CENTRE

"This grocery anchored centre offers convenient access to 56 units totalling 429,682 sq. ft featuring major retailers such as Save-On-Foods, HomeSense, Winners, Dollarama as well as restaurants such as Joey's, Boston Pizza and A&W."