



FOR SALE / LEASE

Prime Commercial Land West Edmonton

2 Acres (+/-)

Commercial Land

18320 Stony Plain Road NW, Edmonton AB

High-visibility **184 Street corridor**, this 2-acre(+/-) **Business Commercial-zoned** site offers strong exposure along **Stony Plain Road** in West Edmonton. Positioned directly north of Travelodge Edmonton West and surrounded by established automotive, hospitality, and service commercial users, the property provides excellent access and flexible development potential.

SUKI KEOMANIVONG
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Commercial Division

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POTENTIAL DEVELOPMENT OPPORTUNITIES

18320 STONY PLAIN ROAD | EDMONTON

HOTEL



DEALERSHIP



GAS STATION



MEDICAL / DENTAL CLINICS



RETAIL STRIP CENTRE



LIGHT INDUSTRIAL / MANUFACTURING

184 STREET CORRIDOR | HIGH EXPOSURE DEVELOPMENT SITE

OPPORTUNITY

Potential development concepts for the property include:

- **Hotel Development** (limited-service or extended stay)
- **Automotive Dealership**
- **Gas Station / Convenience Retail**
- **Medical or Dental Clinic**
- **Commercial Retail Strip Center**
- **Light Industrial / Custom Manufacturing**

Additionally, the property offers strong leasing opportunities for tenants seeking high-visibility frontage and convenient access, such as:

- **Automotive dealerships**
- **Industrial storage users**
- **Service commercial tenants**
- **Contractor yards or specialty industrial operators**

PROPERTY DETAILS

SIZE AVAILABLE	2.0 acres (+/-)
ADDRESS	18320 Stony Plain Road
LEGAL DESCRIPTION	Plan 4761AE Blk T
ZONING	Business Commercial (CB) Business Employment (BE)
NEIGHBOURHOOD	Morin Industrial
LEASE RATE	\$2.50/ SQ. FT PLUS PROPERTY TAX & INSURANCE
SALE PRICE	\$1,600,000 PER ACRE

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