

# FOR LEASE

15206 STONY PLAIN ROAD, EDMONTON, AB


±2,480 SQ. FT.



**FUNCTIONAL COMMERCIAL BAY WITH REAR LOADING**

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

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

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## FUNCTIONAL COMMERCIAL BAY W/ REAR LOADING

### PROPERTY INFORMATION

**Municipal Address:** 15206 Stony Plain Road, Edmonton, AB

**Legal Address:** Plan 2429MC Blk 40 Lot 6

**Available Size:** ±2,480 Sq. Ft.

**Zoning:** [MU \(Mixed-Use h28 f4 cf\)](#)



**Parking:** Designated Parking

**Loading:** 8' Grade loading door at the rear

**Possession:** Immediately

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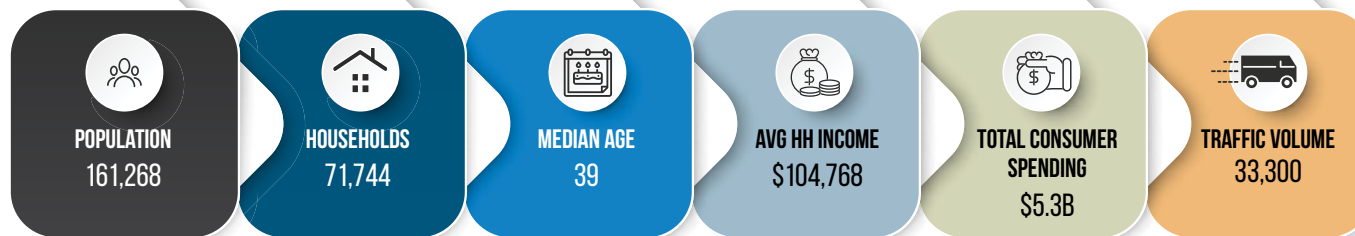
**Lease Rate:** \$20.00/Sq. Ft.

**OP Costs:** \$10.00/Sq. Ft.

### PROPERTY HIGHLIGHTS

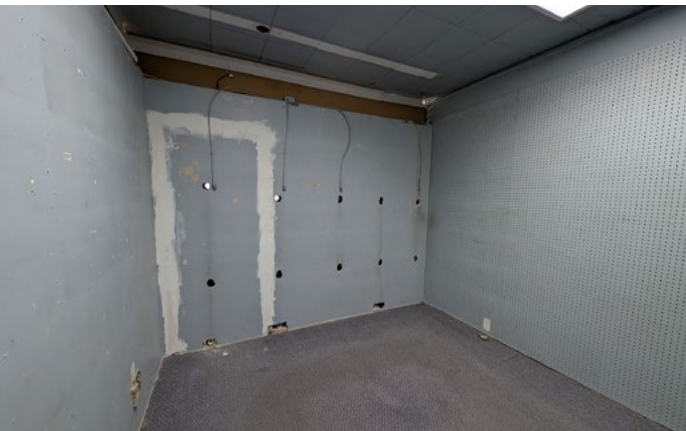
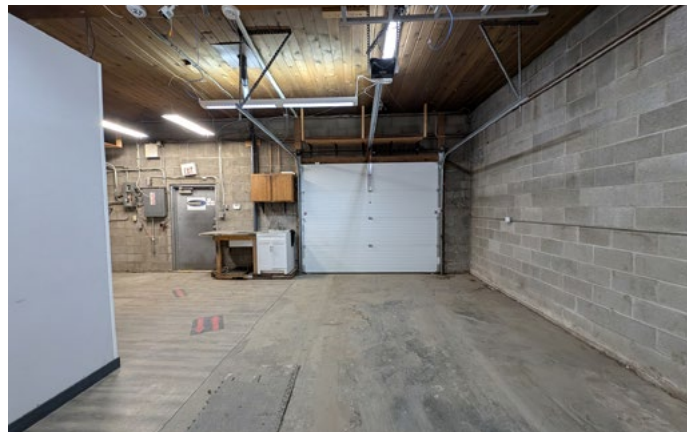
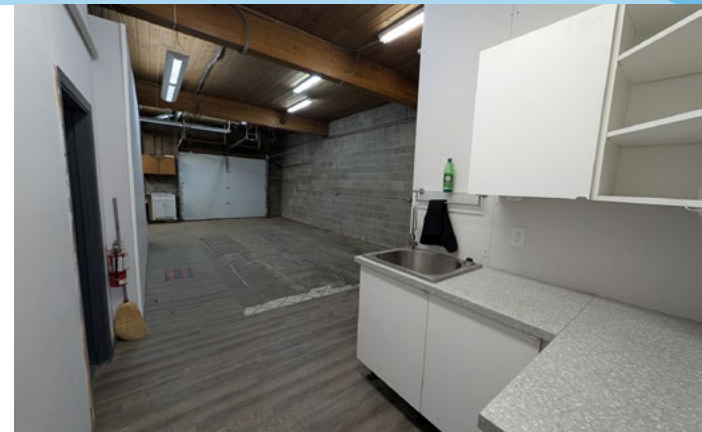
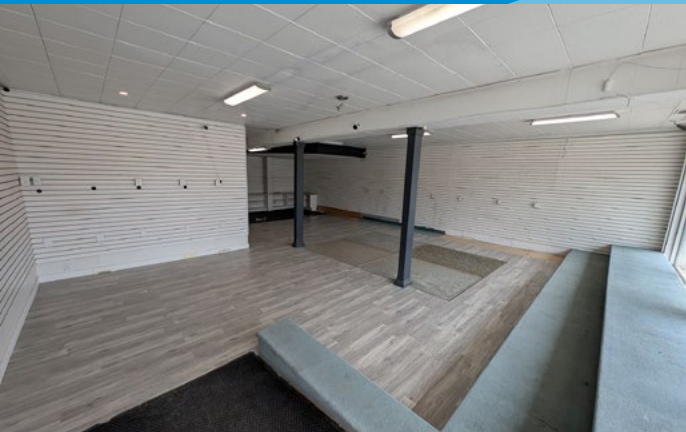
- Functional layout with showroom, 1 private office, and a rear shop/storage. 8' Grade-level loading door at the rear of the premises.
- Suitable for general retail, veterinary clinic, salon, tattoo studio, nail salon, sales and service, and other commercial users.
- Designated parking directly behind the building with additional parking throughout the area

### Demographics within 5KM



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## CONTACT

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