

FOR LEASE

20904 STONY PLAIN ROAD | EDMONTON, ALBERTA



HUGHES
COMMERCIAL
REALTY GROUP



HIGH TRAFFIC HOSPITALITY PROPERTY ON ± 1.5 ACRE LOT

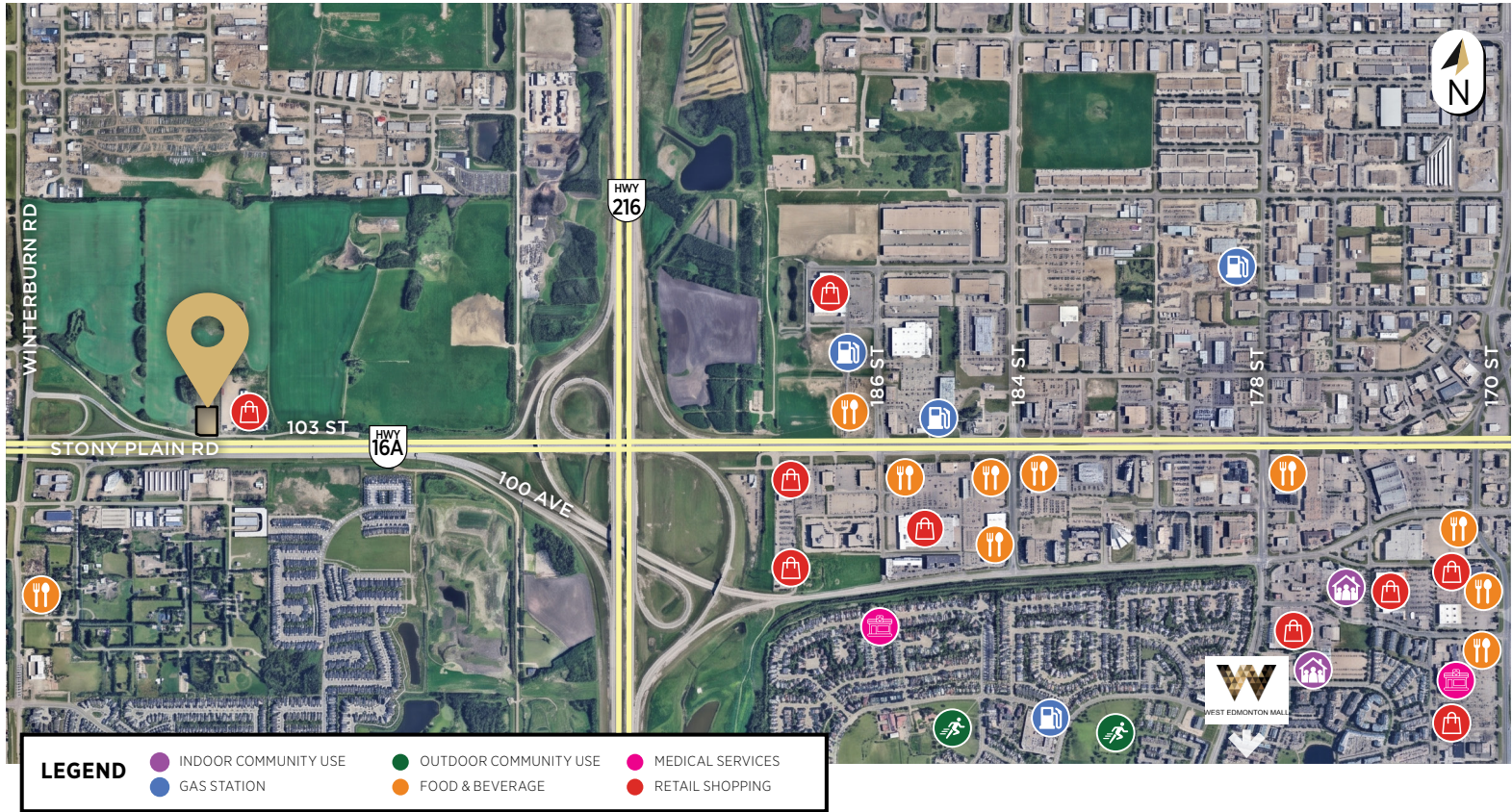
This place has an amazing setup right off Stony Plain Road, sitting on about an acre with direct frontage on Highway 16 and quick access to the Anthony Henday. Because it's on one of the busiest commuter corridors around, the visibility here is huge, you have a non stop stream of potential guests driving past the front doors every single day. The property includes a 27 bedroom motel and a separate house. The buildings themselves have great bones, but the rooms are definitely dated and need a good face lift to really start capturing the local demand for a fresh, accessible place to stay.

We're looking for someone to take this on as a long term business lease (plus triple net). It's an ideal opportunity for a hands on operator who isn't afraid to put in some sweat equity and modernize the space. If you've got the vision to renovate and run the daily operations, you really couldn't ask for a better foundation or a more visible location to build a thriving independent hospitality business from the ground up.

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 | ± 1.5 ACRE HOSPITALITY OPPORTUNI-



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

AVAILABLE AREA
± 1.5 Acre

UTILITIES
City water - Epcor

WASTE WATER MANAGEMENT
Septic tank

ZONING
CB - Business Commercial



LEASE FINANCIALS

\$10,500 Per Month
BASE RENT - Motel/Residence

\$46,621.20
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.

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