

PARK WEST CROSSING

SW Corner of Hwy 16A & Veterans Blvd, Stony Plain

Decker Properties
Management Ltd.

Park West Crossing - Phase 2

New Centre NOW LEASING – Available Fall 2023



HIGHLIGHTS

- High visibility from Highway 16A
- Access off Highway 16A & Veteran's Boulevard
- Ample onsite parking available
- Zoning: C-2 Commercial
- Current tenants: A&W, Circle-K, Liquor, Perk's Coffee House & Pizza 73
- Fascia & pylon signage available
- Base Lease Rate: \$28psf
- Budgeted Operating Costs for 2023 - \$12.00psf

IDEAL LOCATION FOR

- Hair/Nail Salon
- Financial
- Dine In - Takeout food service
- Office use (accounting, law, insurance, etc)
- Medical, Dental, Veterinarian
- Home decor
- Shoe store, ladies wear
- Health food / supplements
- Retail

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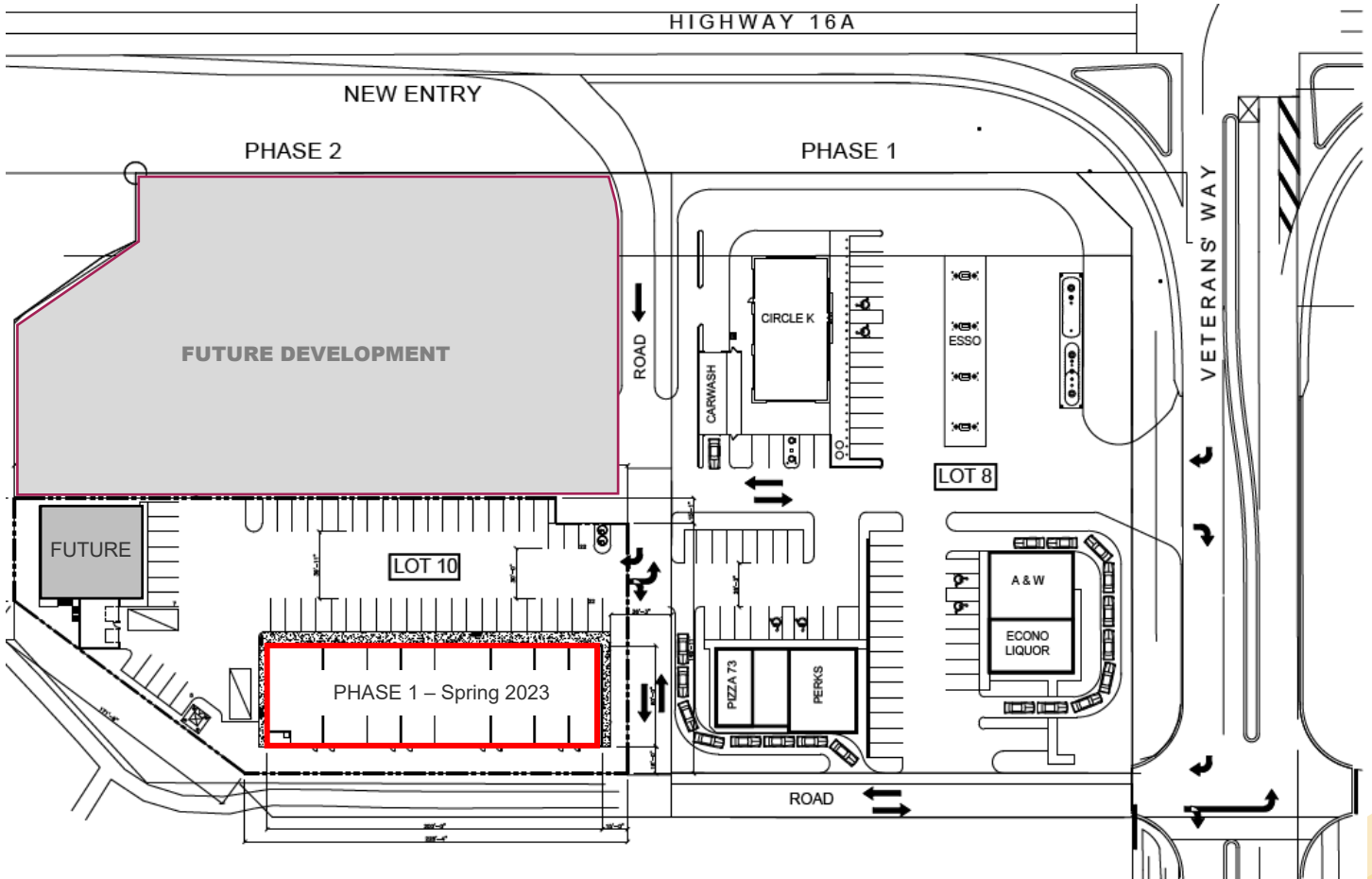
Decker Properties Management Ltd.
106, 3802-49 Avenue
Stony Plain, AB
780.963.2512

www.DeckerProperties.com

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COMING FALL 2023

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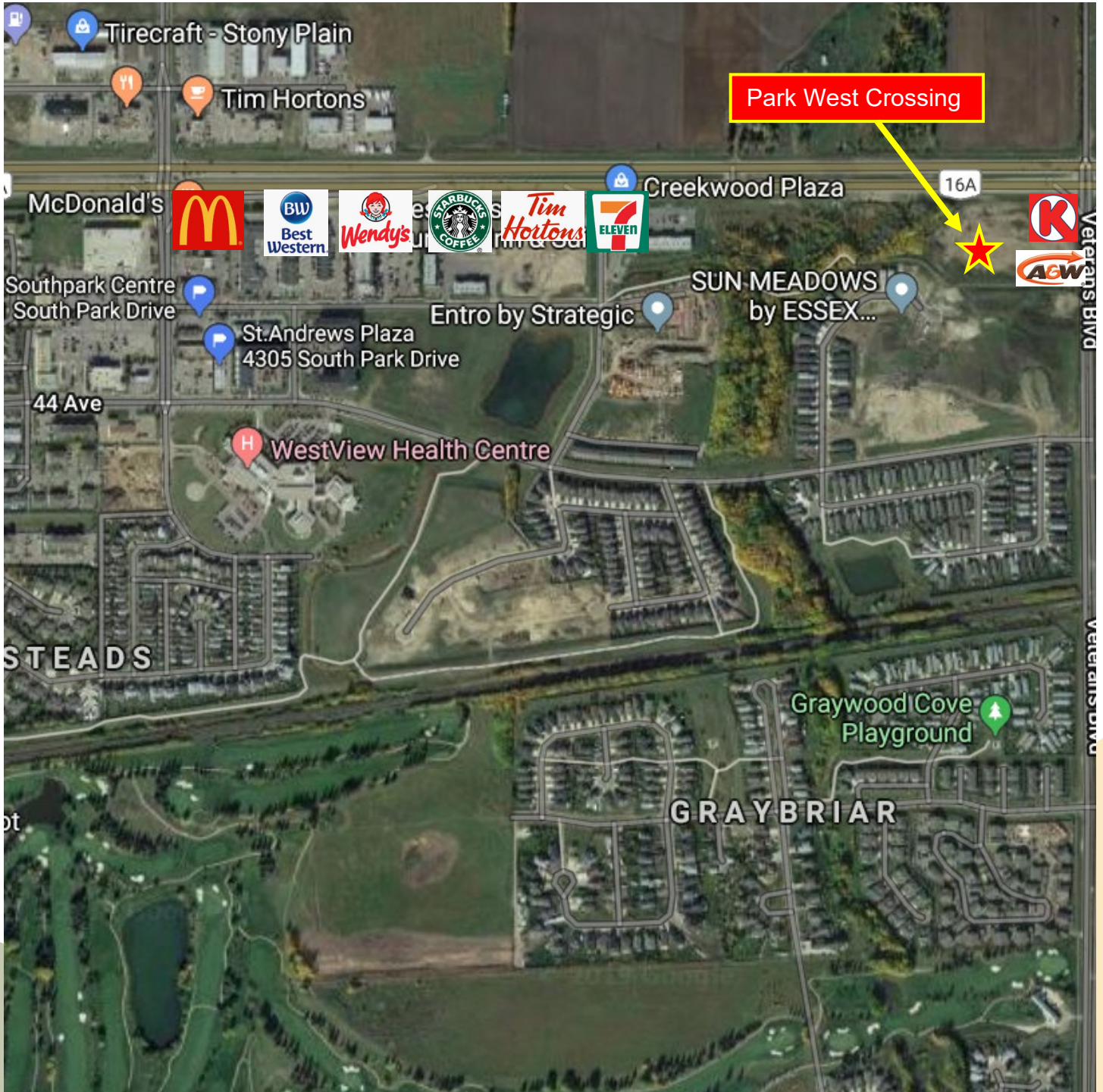
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STONY PLAIN

Stony Plain is a lively and dynamic community located just 17 kilometres from Alberta's capital city of Edmonton. Despite its steadfast growth, Stony Plain proudly prioritizes and maintains its strong cultural heritage while offering city-sized amenities and a progressive business environment. The community provides an array of housing and transportation options, an excellent school district, and a mix of both locally and nationally owned retail shops, restaurants, and professional services.



Visit:

www.choosestonyplain.com

COMMUNITY HIGHLIGHTS

- Trade area of over 300,000 people
- Young, educated work force
- Local, full-service hospital
- Diverse economic base
- Easy access to major air, rail and ground transportation options
- Low taxes
- High quality of life
- Public, private and separate education options
- Stony Plain Population- approximately 18,000



MacLean's has listed Stony Plain in the top 75 best Canadian communities for 2021. The Town is ranked 61 out of 415 communities across the country, seventh in Alberta, and second in the Edmonton Metropolitan Region.

The Canadian magazine publishes national community rankings weighing factors including affordability, population growth, taxes, crime, weather, health, amenities, community, and internet access. Stony Plain's top features that have earned it a spot amongst the top ten Albertan communities in the national list include internet access, taxes, and population growth.

"Stony Plain ranked 185 out of 415 back in 2019, and it is an incredible feeling to watch local progress and development be recognized at a national level," says Mayor William Choy. "Next time, we're aiming for top 50 in the country!"



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