



STERLING BUSINESS CENTER

17420 Stony Plain Road
Edmonton AB

PROPERTY HIGHLIGHTS:

Gross Leasable Area	67,899 sf
2026 Operating Costs	\$15.70 \$15.94
Floors	2
Floor Plate	22,514 sf
Year Built	1968
Parking Ratio	2:1,000

*Excellent west end
location with central
courtyard*



Easy access to Anthony Henday, Stony Plain Road, Whitemud Drive and Yellowhead Trail



Prominent west end location



Parking ratio mixes ample surface and heated underground parking



Beautifully landscaped with central courtyard



Telus High Speed Fibre Internet



Energy efficient lighting throughout

MELCOR

CONTACT

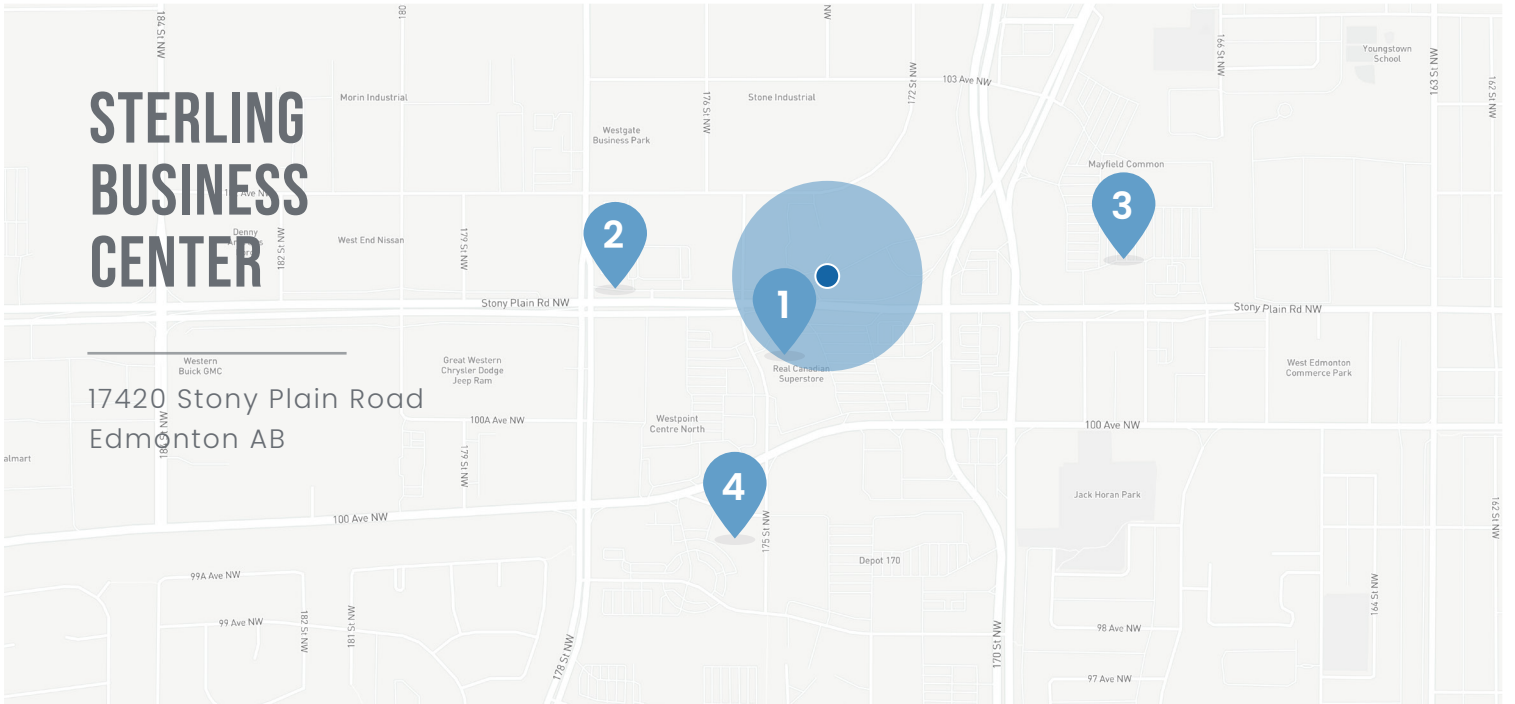
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Explore all available
properties at
[melcorspace.ca](https://www.melcorspace.ca)

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LOCATION & NEARBY AMENITIES:

KEY LOCATIONS:

1. Real Canadian Superstore
2. Hilton Garden Inn
3. Mayfield Common
4. Terra Rosa Shopping Centre

MELCARE ♥

Experience best-in class property management with our online MeLCARE service portal. Our Tenants can easily submit work orders, track progress and receive timely updates - anytime, on any device



All retail and hospitality services nearby.

DRIVING TIMES:

Downtown	21 minutes
Edmonton International Airport	28 minutes

melcor.ca/sterling



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