



STERLING BUSINESS CENTER

17420 Stony Plain Road
Edmonton AB

PROPERTY HIGHLIGHTS:

| | |
|----------------------|-------------------|
| Gross Leasable Area | 67,899 sf |
| 2023 Operating Costs | \$15.43 \$17.83 |
| 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

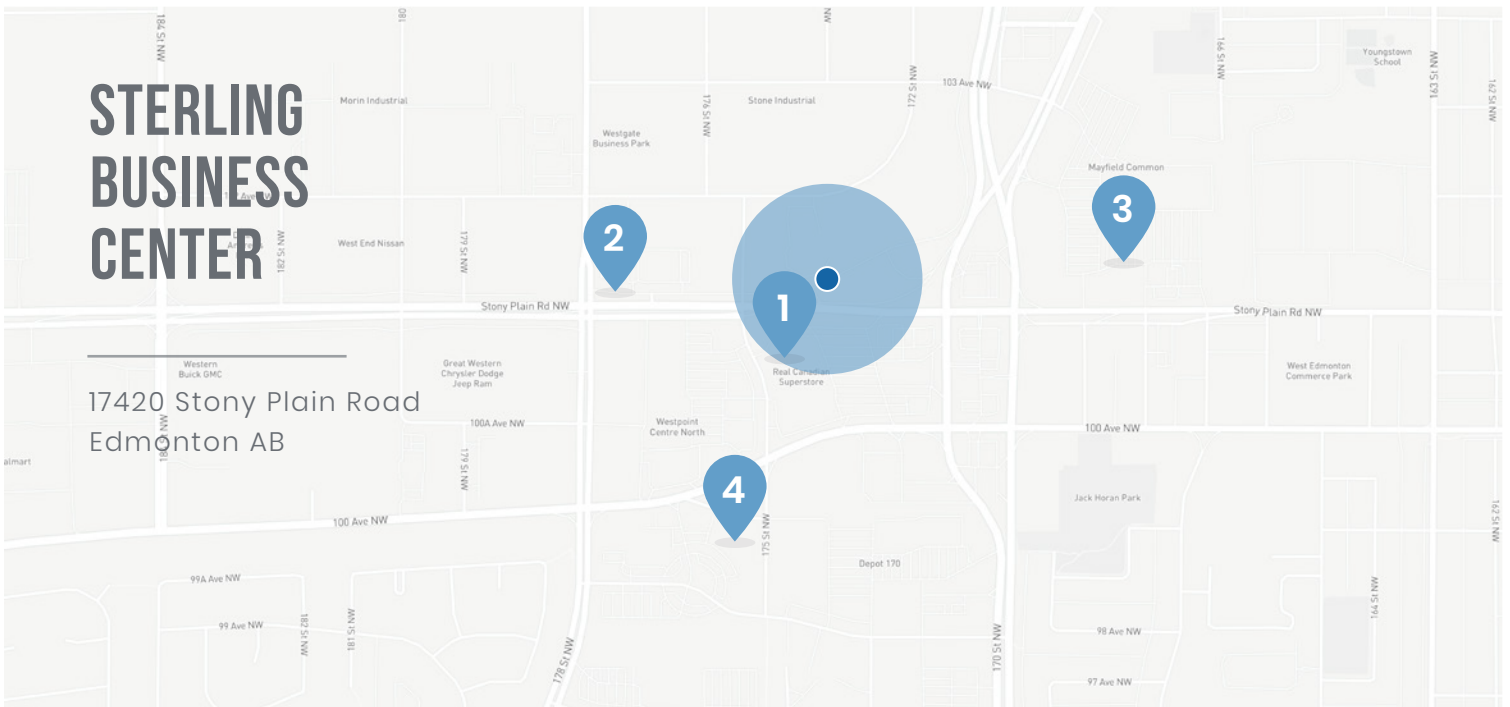
Charnpreet Bhullar
+1.780.945.4695
cbhullar@melcor.ca



@melcordev
melcorspace.ca

STERLING BUSINESS CENTER

17420 Stony Plain Road
Edmonton AB



LOCATION & NEARBY AMENITIES:

KEY LOCATIONS:

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

MEL | CARE ♥

As a Melcor tenant, you can download our Customer Care App, MelCARE, and submit services requests in a snap.



All retail and hospitality services nearby.

DRIVING TIMES:

| | |
|--------------------------------|------------|
| Downtown | 21 minutes |
| Edmonton International Airport | 28 minutes |

melcor.ca/sterling



MELCOR

CONTACT

Charnpreet Bhullar
+1.780.945.4695
cbhullar@melcor.ca



@melcordev
melcorspace.ca