



# WESTCOR BUILDING

12323 Stony Plain Road  
Edmonton AB

## PROPERTY HIGHLIGHTS:

Gross Leasable Area	72,810 sf
2023 Operating Cost	Office: \$18.24 Retail: \$15.76
Floors	7
Floor Plate	10,000 sf
Year Built	1978
Parking Ratio	2:1,000

***Upgraded professional  
centre on the corner  
of 124 Street and Stony  
Plain Road***



Prime 124 Street  
location



Future Valley Line LRT  
stop



Direct access to major  
bus routes



BOMA BEST Level 2  
Certified Green &  
Responsible building



Ample parking



Telus and Bell High  
Speed Fibre Internet

**MELCOR**

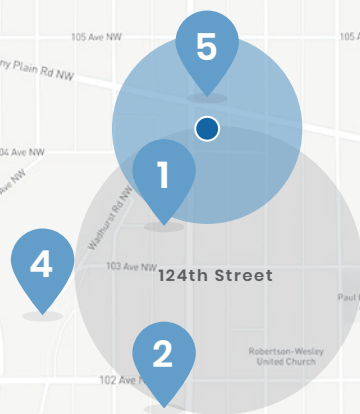
## CONTACT

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DOWNTOWN

### KEY LOCATIONS:

- MEL** | CARE 



**30  
MINUTE  
RESPONSE  
TIME**

**WALK SCORE 91**      **TRANSIT SCORE 61**

Edmonton International Airport	34 minutes
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**melcor.ca/westcor**

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