



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

# 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



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**

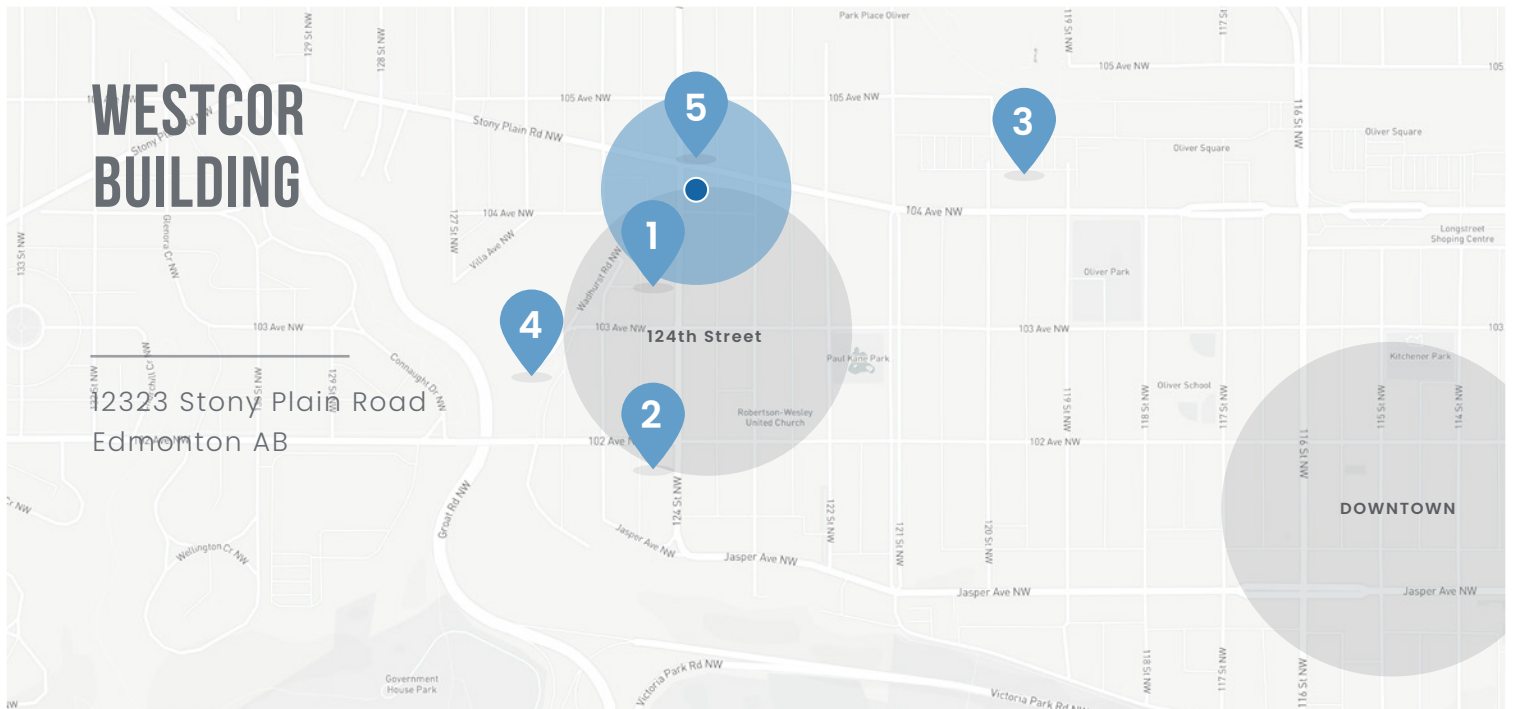
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@melcordev  
melcorspace.ca

# WESTCOR BUILDING

2323 Stony Plain Road  
Edmonton AB



## LOCATION & NEARBY AMENITIES:

### KEY LOCATIONS:

1. Remedy Cafe
2. High Street Shopping District
3. Brewery District
4. Glenora
5. Future Valley Line LRT Stop

## MEL | CARE ♥

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



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

## DRIVING TIMES:

Downtown 11 minutes

Edmonton International Airport 34 minutes

[melcor.ca/westcor](https://melcor.ca/westcor)



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