



# 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 Heday, 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**

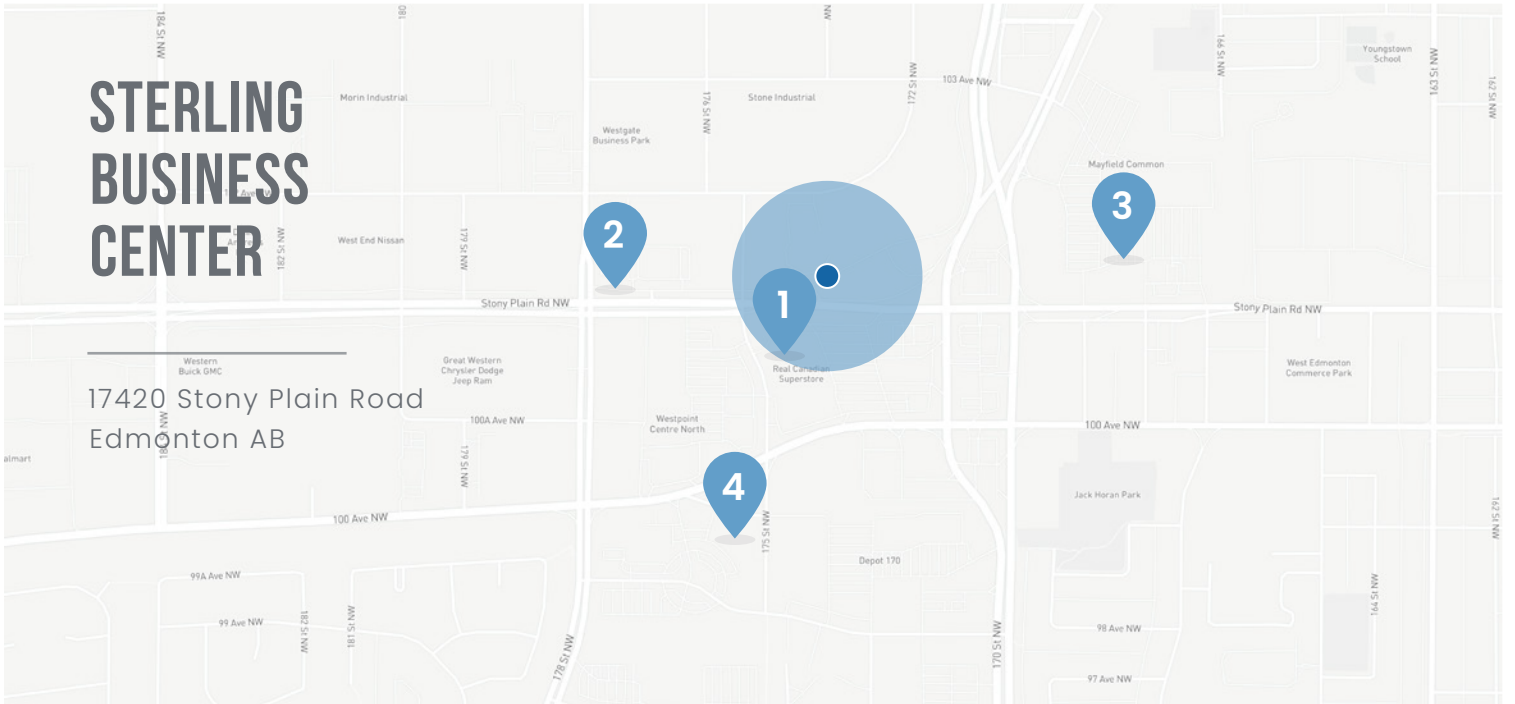
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@melcordev  
melcorspace.ca

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## LOCATION & NEARBY AMENITIES:

### KEY LOCATIONS:

1. Real Canadian Superstore
2. Hilton Garden Inn
3. Mayfield Common
4. Terra Losa 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](https://melcor.ca/sterling)



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