



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

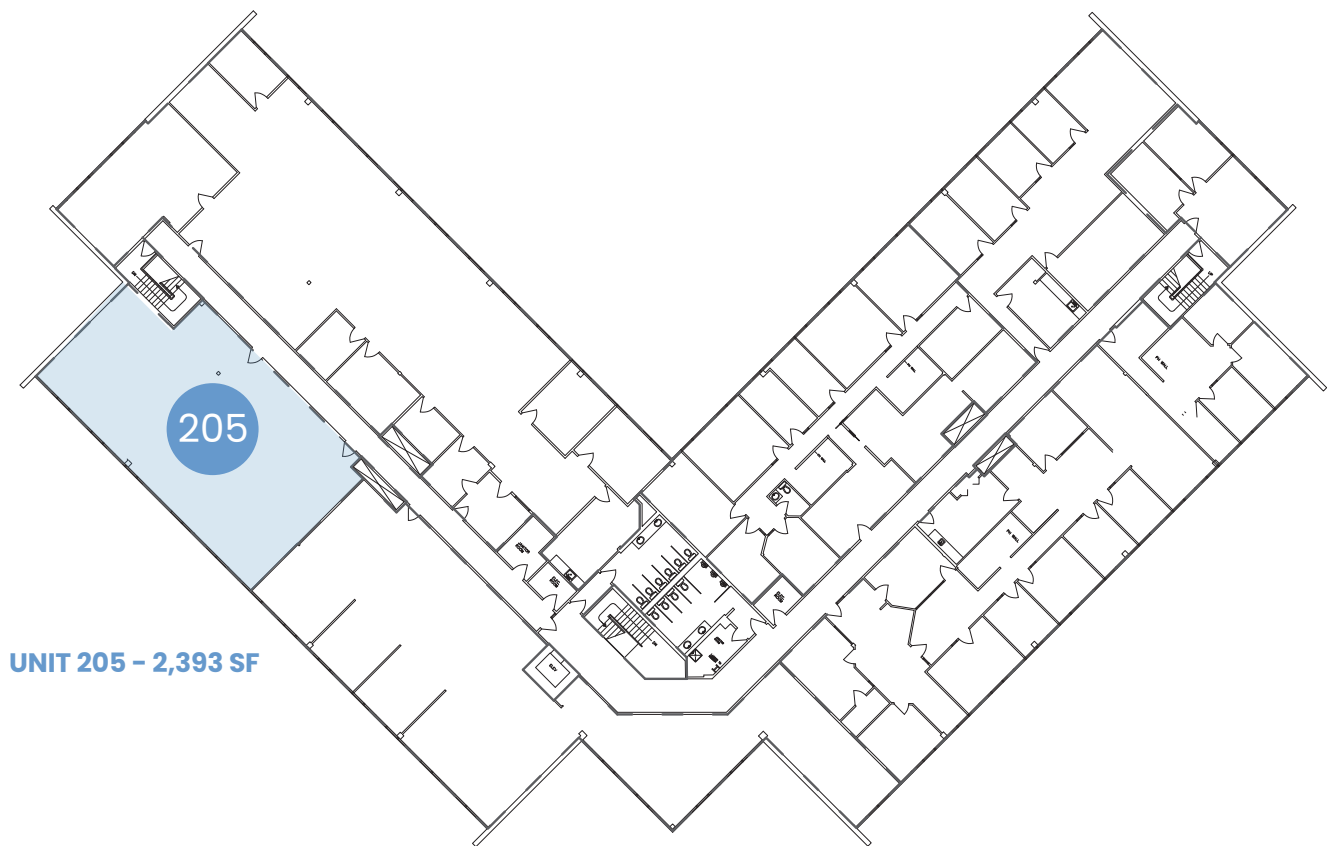
CONTACT

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properties at
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Second Floor Plan



UNIT 205 – 2,393 SF

Available

FLOORPLAN

STERLING BUSINESS CENTRE

SITE HIGHLIGHTS:

Available Units	Unit 205 – 2,393 sf
GLA	45,231
2026 Operating Costs:	\$15.70
Signage Opportunities	Pylon (\$)



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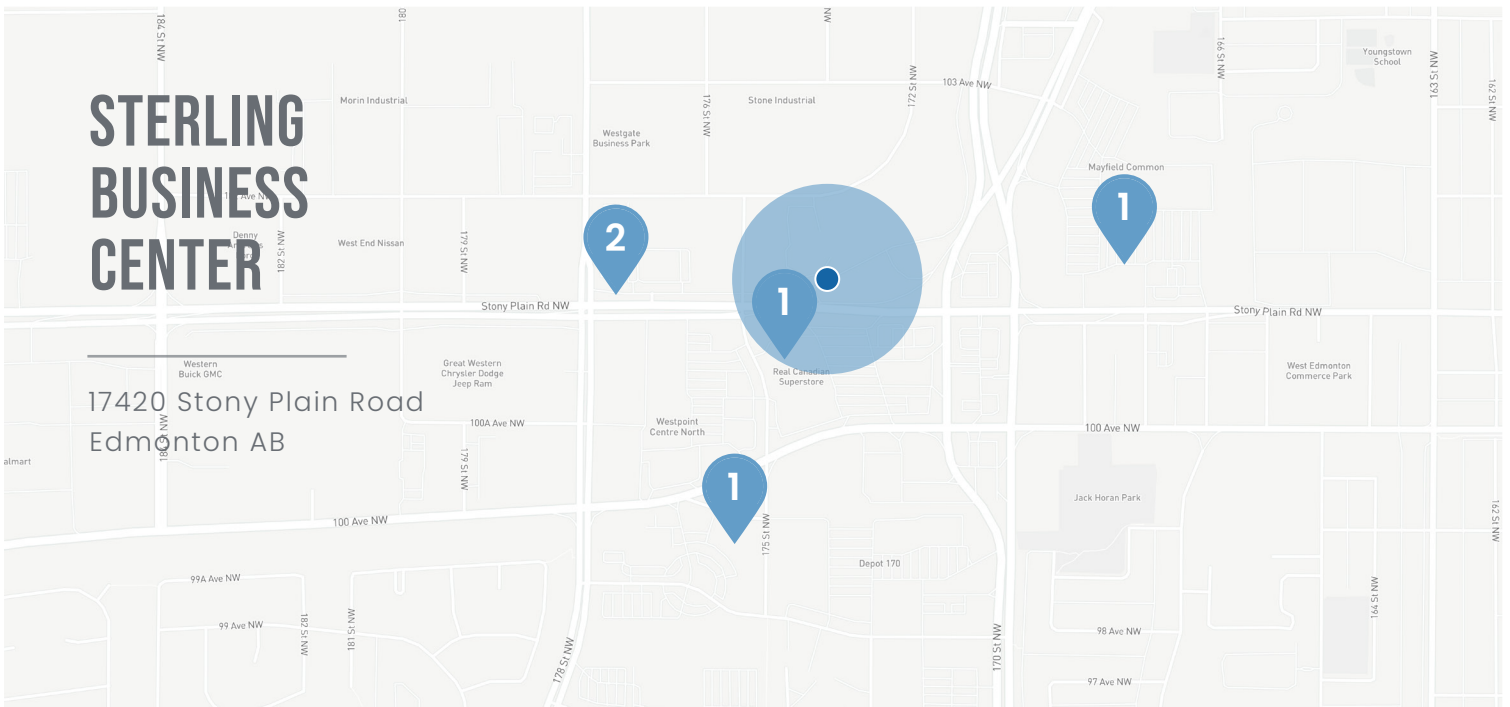
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LOCATION & NEARBY AMENITIES:

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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