

Main Floor Exterior Area 1907.19 sq ft  
Interior Area 1801.17 sq ft



PREPARED: 2026/06/18



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

## Edmonton Alberta

\$950,000

Great investment and redevelopment opportunity on a prominent corner lot in a high-traffic corridor with CNC zoning. This property offers exceptional flexibility for future CMHC-supported development or mixed-use redevelopment, including retail on the main floor with residential apartments above. The site consists of two side-by-side duplexes (15604 & 15608), each offering separate entrances and self-contained suites with bedroom, bathroom, and kitchen setups, providing strong income-generating potential. Both buildings are separately metered for utilities, allowing for efficient management and cost control. The property is currently vacant, offering quick possession and full flexibility for immediate redevelopment, leasing, or owner-user occupancy. Previously, the main floors were leased, and 15608 also featured a fully equipped commercial ghost kitchen in the basement with an 8-ft canopy, make-up air system, gas stove, dough mixer, prep tables, and more—ideal for food service operations or future commercial use. Located just minutes from the future LRT station at 156 Street & Stony Plain Road, this high-visibility corner site is perfectly positioned for long-term growth and redevelopment potential. A rare opportunity to secure a vacant, income-ready and development-oriented site in a rapidly evolving area. Ideally suited for mixed-use development, a daycare facility, or CMHC-supported residential project. Must be seen to be fully appreciated. (id:6769)

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

<https://manderproperties.com/>



REMAX ELITE

8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca