

# \$35,000 - 15820 Stony Plain Road, Edmonton

MLS® #E4447377

**\$35,000**

0 Bedroom, 0.00 Bathroom,  
Business with Property on 0.00 Acres

Britannia Youngstown, Edmonton, AB

A great opportunity to purchase an existing vape shop, including inventory, in a high traffic, high visibility location on Stony Plain Road. Nicely fixtured with generous counter and display areas, and ample floor space, with room to expand. Private office and storage room included. A value purchase at \$35,000, including existing inventory. Current landlord is offering an attractive 5+5 lease, with an affordable monthly rent, including utilities. This is a perfect opportunity for an individual owner operator to enter the market with ease, or for an existing operator to expand their operations with an additional, proven location. Business only for sale, not including land or building.

Built in 1952

## Essential Information

|            |                        |
|------------|------------------------|
| MLS® #     | E4447377               |
| Price      | \$35,000               |
| Bathrooms  | 0.00                   |
| Acres      | 0.00                   |
| Year Built | 1952                   |
| Type       | Business with Property |
| Status     | Active                 |

## Community Information

|         |                        |
|---------|------------------------|
| Address | 15820 Stony Plain Road |
|---------|------------------------|



|             |                      |
|-------------|----------------------|
| Area        | Edmonton             |
| Subdivision | Britannia Youngstown |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5P 3Z6              |

### Exterior

|              |             |
|--------------|-------------|
| Exterior     | See Remarks |
| Construction | See Remarks |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 2               |
| Zoning         | Zone 21         |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 13th, 2025 at 8:17pm MDT