

**FOR LEASE**



## STONY PLAIN PLAZA

4911 44 Avenue, Stony Plain, AB

<b>Municipal Address</b>	4911 44 Ave, Stony Plain, AB T7Z 1V5
<b>Zoning:</b>	C2 - General Commercial District
<b>Legal Description:</b>	Plan 9525186; Lot 25
<b>Development Size:</b>	16,000 SF +/- (approx.)
<b>Unit Sizes:</b>	1,089 - 1,281 SF +/-
<b>Possession:</b>	Immediate
<b>Parking Ratio:</b>	1:3
<b>Lease Rate:</b>	\$24.00 PSF

### Property Highlights

- Main floor retail units in a brand new commercial development
- Easy access off 50th Street and 44th Avenue and close proximity to Highway 16A
- Adjacent units can be combined to meet higher space requirements of up to 6,405 SF +/-
- Great opportunity for retail, food services, liquor store, personal services, professional offices, etc.

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**RAVI THAKUR, MBA, ACP**, Vice President | Retail Sales & Leasing, New Developments

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## Demographics

### Stony Plain



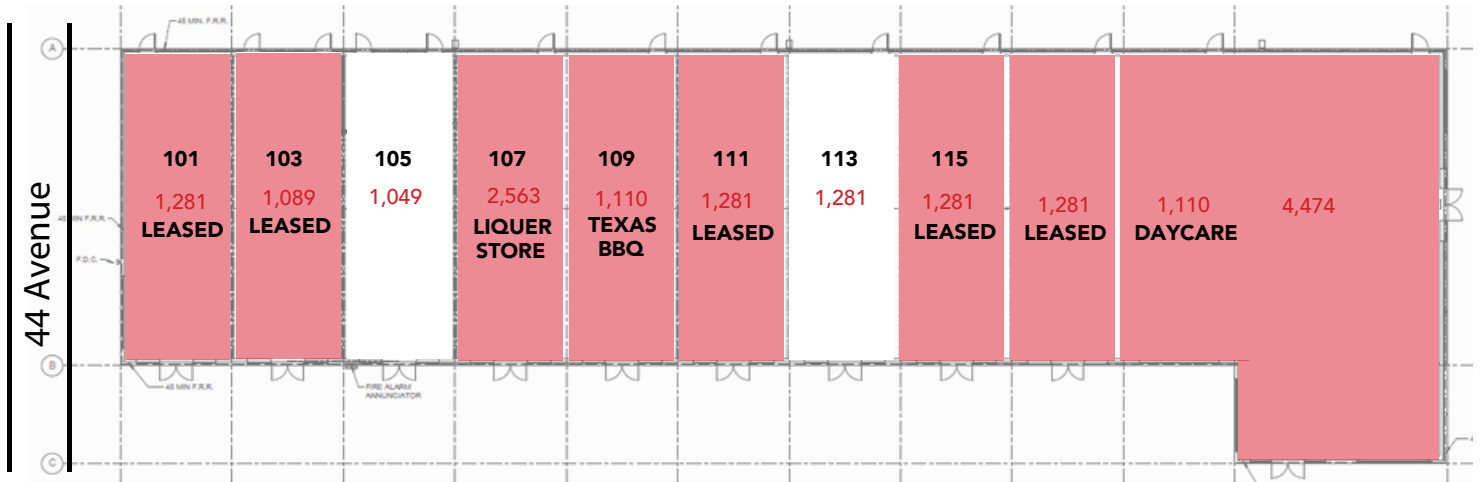
Population:  
17,842



Average Household  
Income: \$94,248

## Potential Uses:

- Daycare Medical/Health Services
- Restaurant
- Hair & Nail Salon
- Liquor Store
- Financial Services



## CONTACT:

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