

STONY PLAIN PLAZA

4911 44 AVE STONY PLAIN, AB | FOR SALE



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 +/-
- Leasing opportunities available at \$21.00 PSF
- Great opportunity for retail, food services, liquor store, personal services, professional offices, etc.

PROPERTY DETAILS

Municipal Address:	4911 44 Ave, Stony Plain, AB T7Z 1V5
Zoning:	C2 - General Commercial District
Legal Description:	Plan 9525186; Lot 25
Development Size:	16,000 SF +/- (approx.)
Unit Sizes:	1,089 - 1,281 SF +/-
Possession:	Immediate
Parking Ratio:	1:3
Sale Price:	\$310 PSF



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#1 RE/MAX Commercial Team Worldwide 2017 & 2018*

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements should be independently verified by the Purchaser/Tenant. *based on commercial commissions 2017 & 2018

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PROPERTY LOCATION



DEMOGRAPHICS | STONY PLAIN

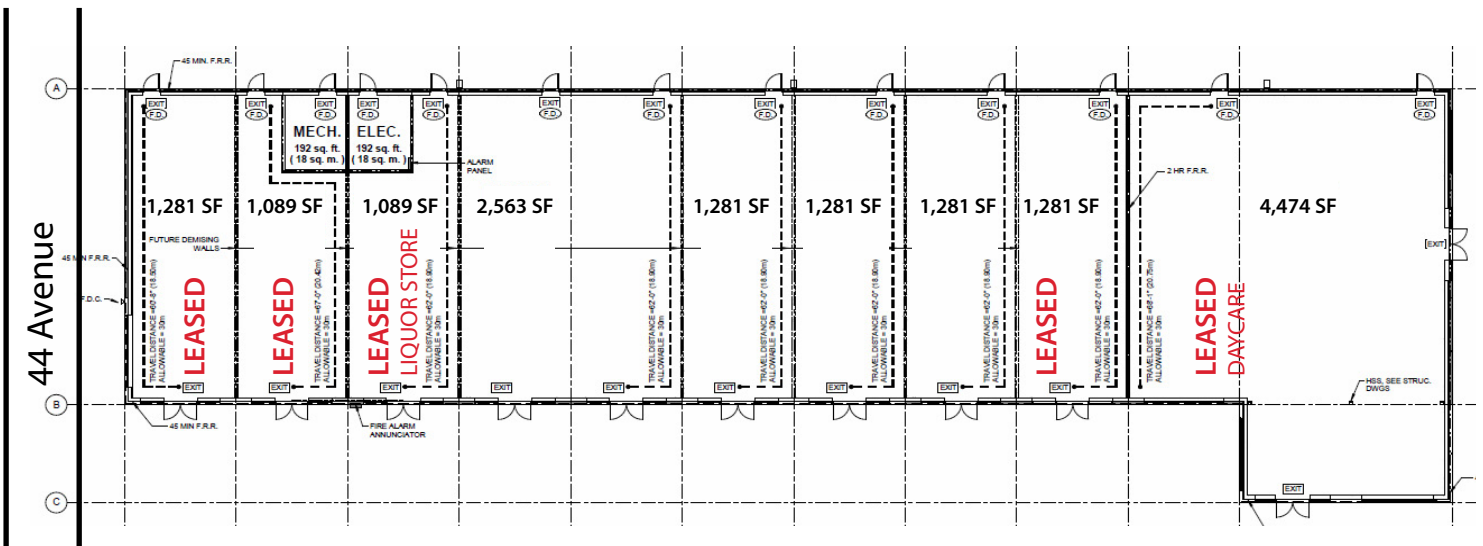


Population:
17,842



Average Household Income:
\$94,248

SITE PLAN



POTENTIAL USES:

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