

STONY PLAIN PLAZA

4911 44 AVE STONY PLAIN, AB | **FOR SALE**



PROPERTY HIGHLIGHTS

- Main floor retail space located on 44th Avenue & 49 Street, Stony Plain, AB. Easy access from Highway 16A and 48th Street
- Located on a high traffic street with great visibility. The Property is in proximity and on the same street as: Tim Horton's, A&W, KFC, car wash, veterinary clinic, etc
- Great opportunity for businesses considering to relocate to their own space or for investment
- Leasing opportunities available

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:	Starting at 1,281 SF +/-
Possession:	Immediate
Parking Ratio:	1:3
Asking Base Rent:	\$22.00 PSF
Op. Costs:	\$7.00 PSF (est.)
Tenant Improvements:	Negotiable
MLS Number:	E4126139



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

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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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DEMOGRAPHICS | STONY PLAIN (2016)

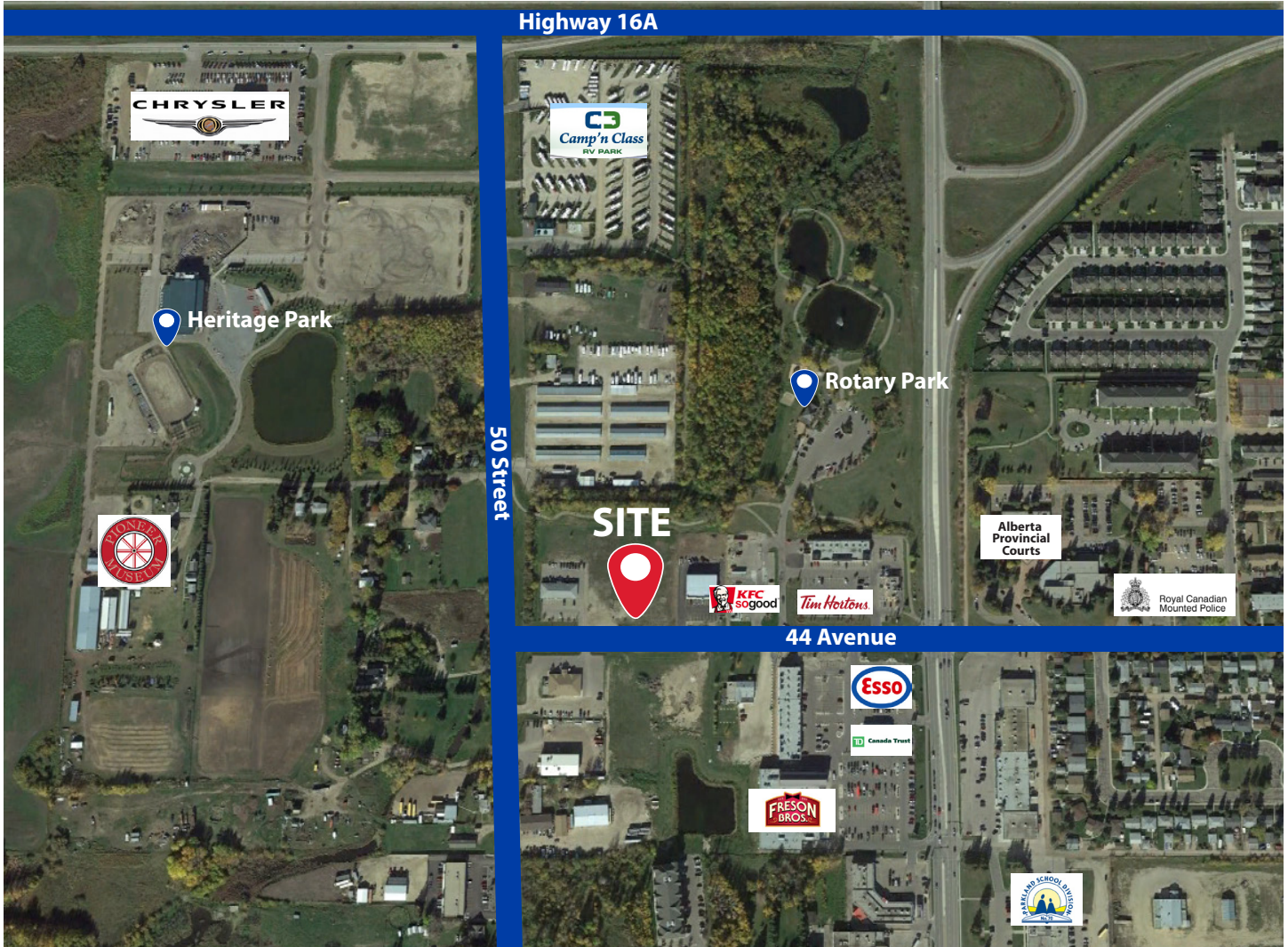


Population:
17,189



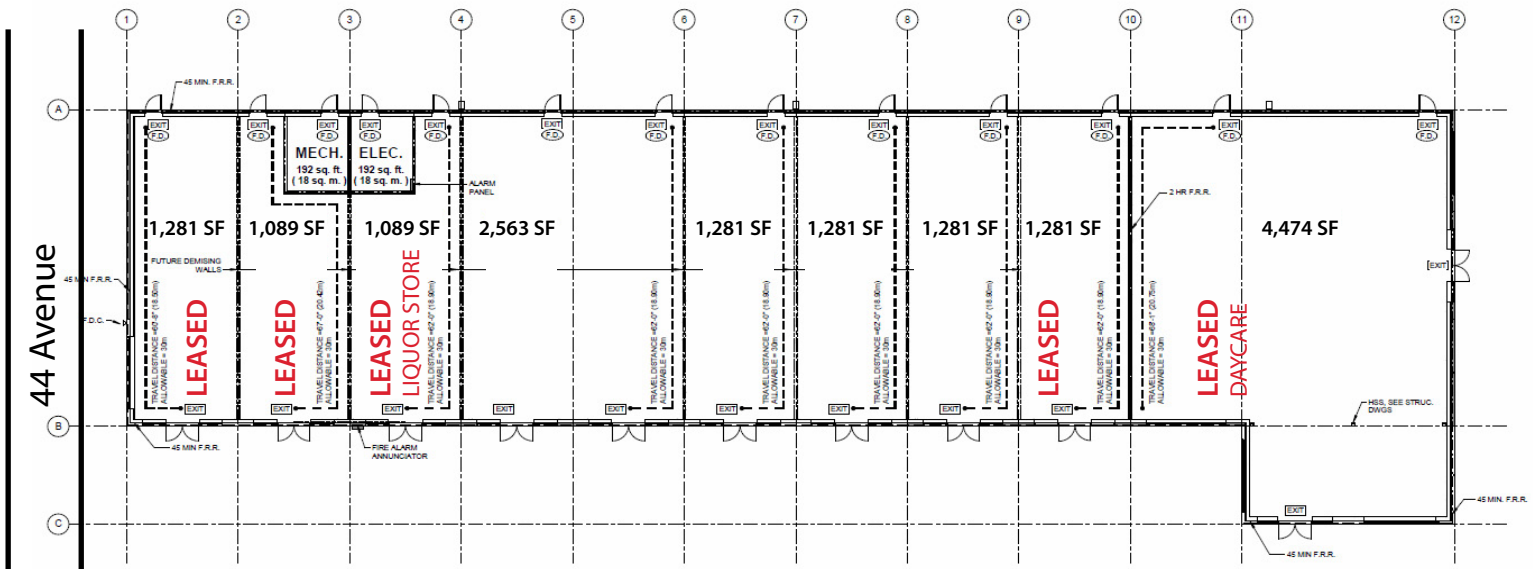
Average Household Income:
\$106,950

PROPERTY LOCATION



STONY PLAIN PLAZA

SITE PLAN



POTENTIAL USES:

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

