FOR LEASE



STONY PLAIN PLAZA

4911 44 Avenue, Stony Plain, AB

Municipal Address	4911 44 Ave, Stony Plain, AB T7Z 1V5
Zoning:	C2 - General Commercial District
Legal Descrpition:	Plan 9525186; Lot 25
Development Size:	± 16,000 SF (approx.)
Unit Sizes:	Unit 105: ± 1,049 SF Unit 113: ± 1,281 SF
Possession:	Immediate
Parking Ratio:	1:3
CAM:	$7.50 PSF
Lease Rate:	$28.00 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

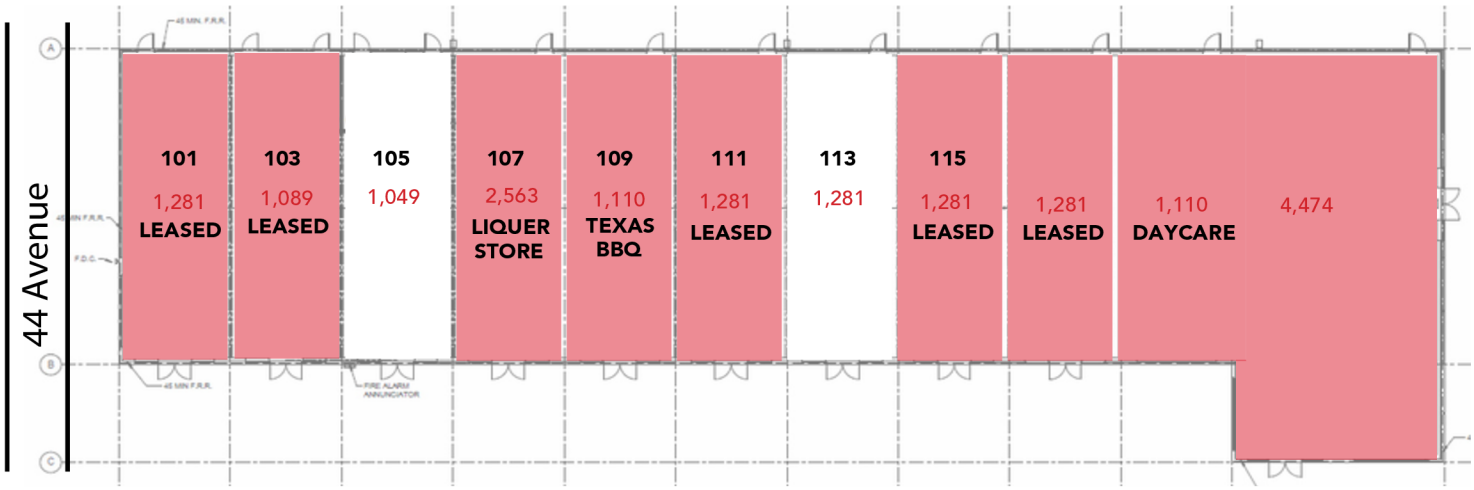
Stony Plain

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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#1 RE/MAX COMMERCIAL TEAM WORLDWIDE
BY COMMISSIONS PAID
2017, 2018, 2019, 2021, 2023

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