

FOR SALE

PARK HOUSE - RETAIL/OFFICE

NAI Commercial



**APPROVED FOR CHILDCARE SERVICES, CHURCHES, MEDICAL, RETAIL AND PROFESSIONAL USES
GOVERNMENT FUNDING AVAILABLE FOR DAY CARE**

5013 - 48 STREET | STONY PLAIN, AB | RETAIL/OFFICE

PROPERTY DESCRIPTION

- Ability to accommodate a wide variety of users with retail, and office space available
- High parking ratio
- Located in one of the principal commercial nodes in Stony Plain with great access
- Opportunity for Owner/User with Investment component
- Financials will be provided upon signed NDA

DAVID SABO

Senior Associate
587 635 2482
dsabo@naiedmonton.com

GORDIE LOUGH

Associate
587 635 5610
glough@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM

ADDITIONAL INFORMATION

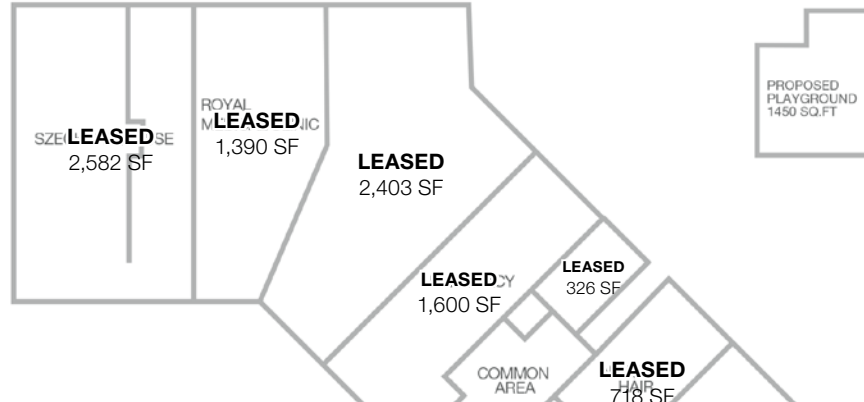
LEGAL DESCRIPTION	Plan 6913ET, Block 6, Lot 7
SIZE	24,959 sq.ft.±
ZONING	C2 - Commercial General District
PARKING	Scramble
SALE PRICE	\$3,850,000
PROPERTY TAXES	\$40,681.74 (2023)



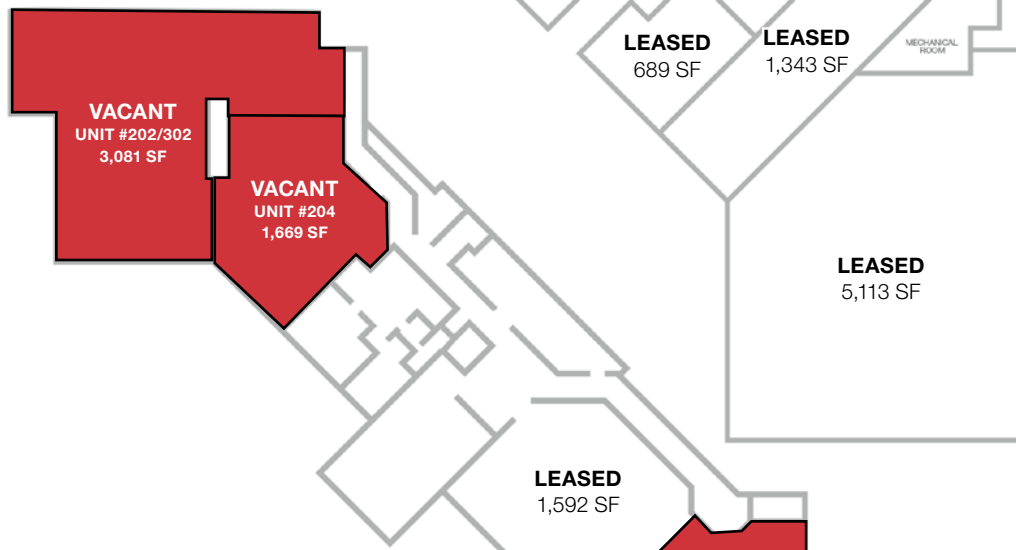
	16,340 VPD 48 STREET		2.8% ANNUAL GROWTH 2022 - 2032
	9,988 HOUSEHOLDS		7,674 EMPLOYEES 642 BUSINESSES
	\$110,536 AVERAGE HOUSEHOLD INCOME		\$1.049B TOTAL CONSUMER SPENDING
	26,338 DAYTIME POPULATION	<small>2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS</small>	



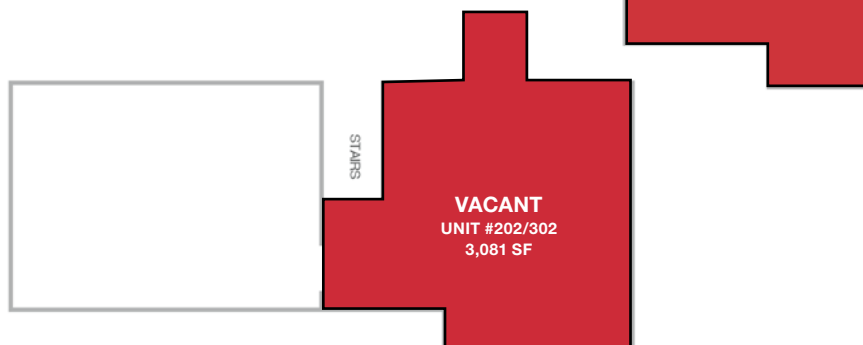
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



DAVID SABO

Senior Associate
587 635 2482
dsabo@naiedmonton.com

GORDIE LOUGH

Associate
587 635 5610
glough@naiedmonton.com

