



YPP COMMERCIAL
Adam Kulak



Lease Opportunity

Shopping Center - Stony Plain
4305 South Park Drive

real



\$24/Sqft



Retail



Built 1990

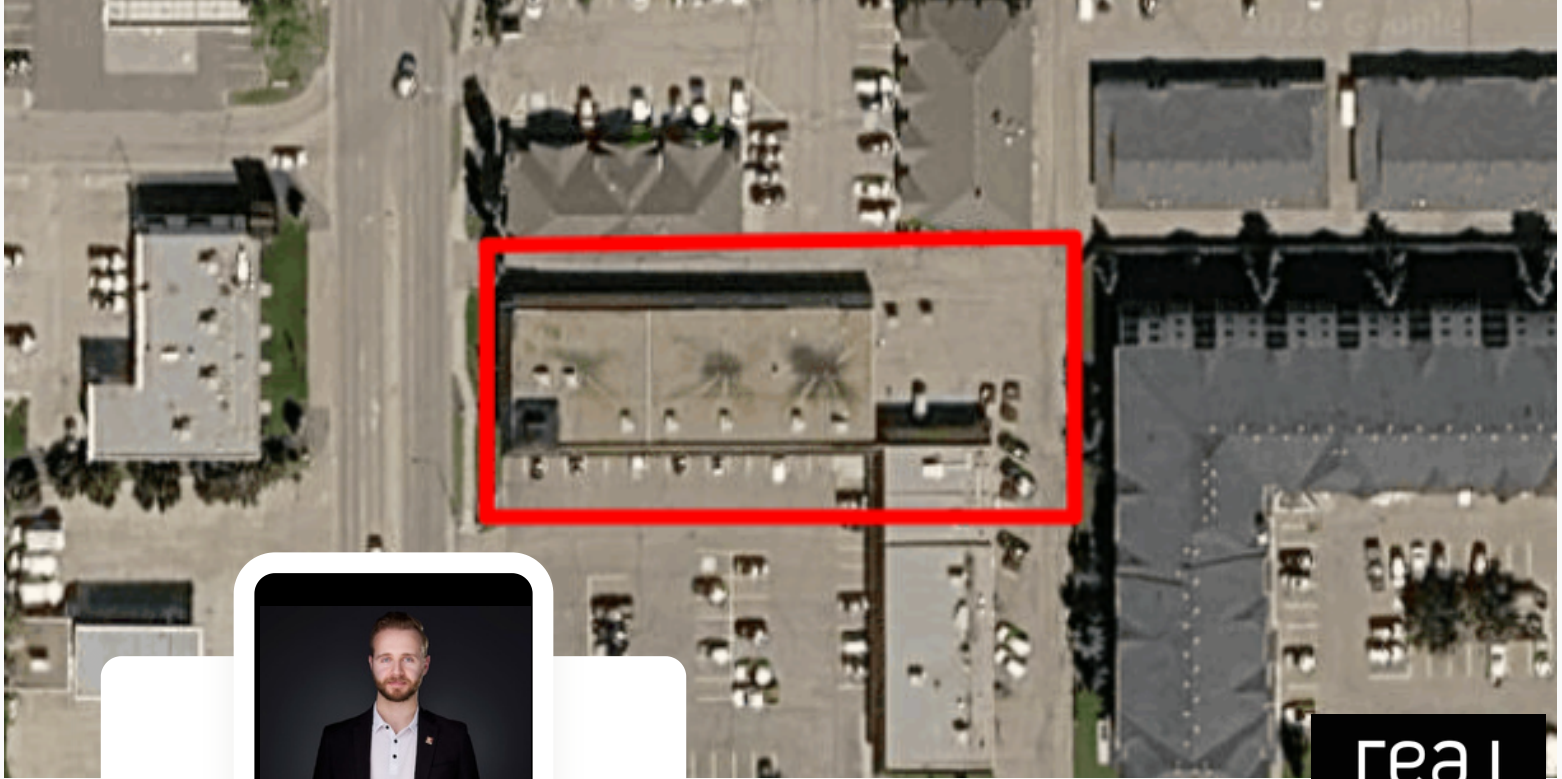
CONTACT US NOW!



780-717-7420



Edmonton /Surrounding Area



real



Invest in STONY PLAIN

High visibility End cap bay located at the intersection of South Park Drive and 44th Avenue in Stony Plain, Alberta. It is situated near Westview Health Centre and adjacent to retail establishments such as Safeway and Shoppers Drug Mart. The surrounding area offers roadway connectivity and serves as a local retail and service hub for the community. Join established tenants such as Alexander's Restaurant, Pharmacy, Dentist, Hearing Clinic and Vet Clinic.

27+

Years Of
Experience



YPP COMMERCIAL

Contact us
for more info



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Property Details



Listing Details

Total Available Space : 2,100 SF
Asking Price : \$24/SQFT
2026 Operating Costs: \$7.20/SQFT
Lease Term Preferred: 60 Months
Vacant : Yes
Available Date : November 1, 2026
Listing ID : 45558263



Property

Property Type : Retail
Sub Type : Strip Centre
Zoning : Commercial
Building Status : Existing
Building Size : 13,452 SF
Land Size : 0.74 Acres
Number of Buildings : 1
Floors : 1
Year Built : 1990
Occupancy Type : Multi-Tenant
Retail Space : 2,100 SF
Number of Tenants : 6



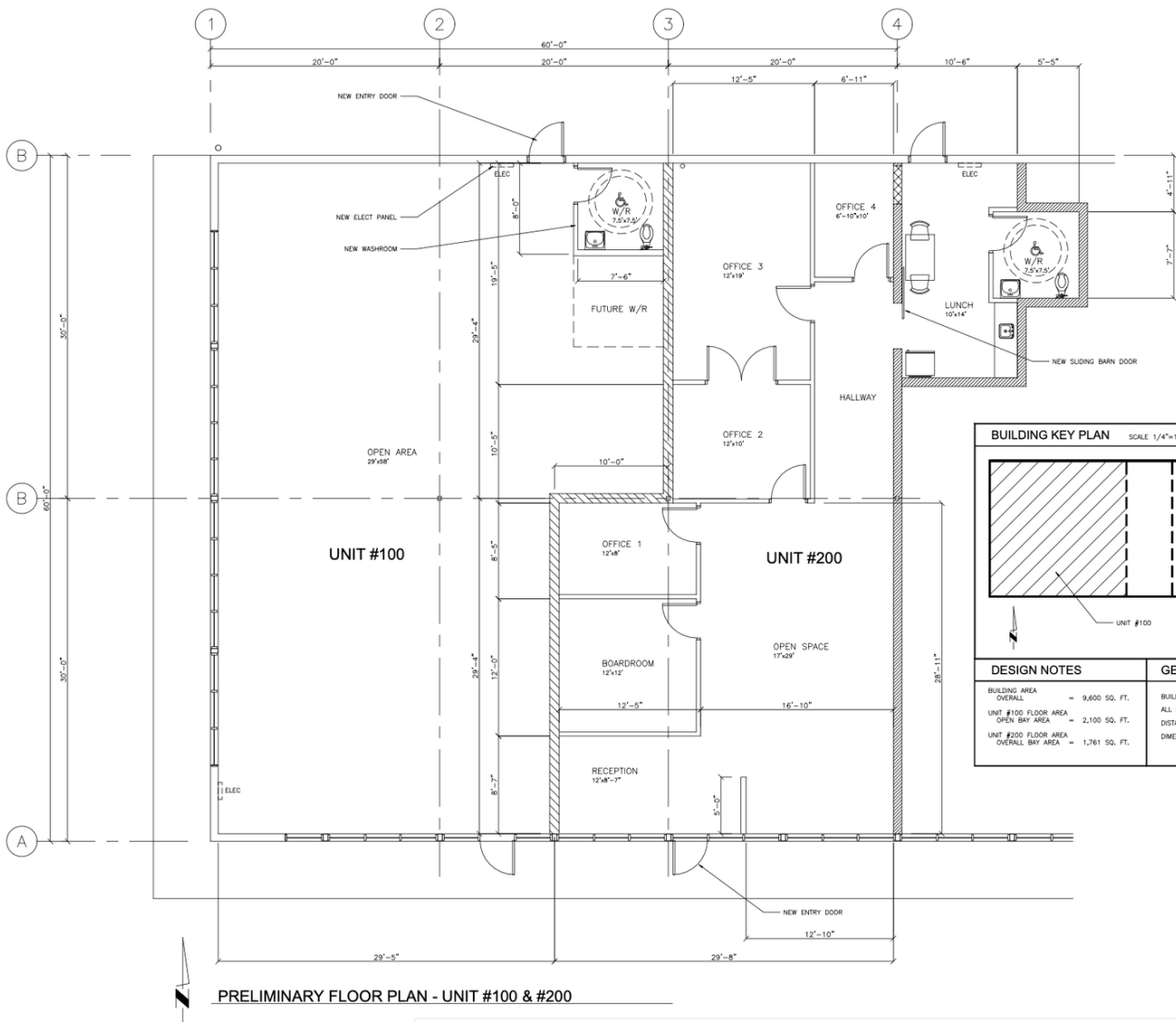
Edmonton & Surrounding



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adam@adamkulakrealestate.com



BUILDING KEY PLAN SCALE 1/4"=10'-0"	
DESIGN NOTES	GENERAL NOTES
BUILDING AREA OVERALL = 9,600 SQ. FT. UNIT #100 FLOOR AREA = 2,100 SQ. FT. UNIT #200 FLOOR AREA = 1,761 SQ. FT.	BUILDING SHELL IS EXISTING ALL ROOMS SHOWN ARE EXISTING DISTANCES SHOWN ARE IN FEET & INCHES DIMENSIONS FOR INTERIOR WALLS ARE TO ONE SIDE OF WALL

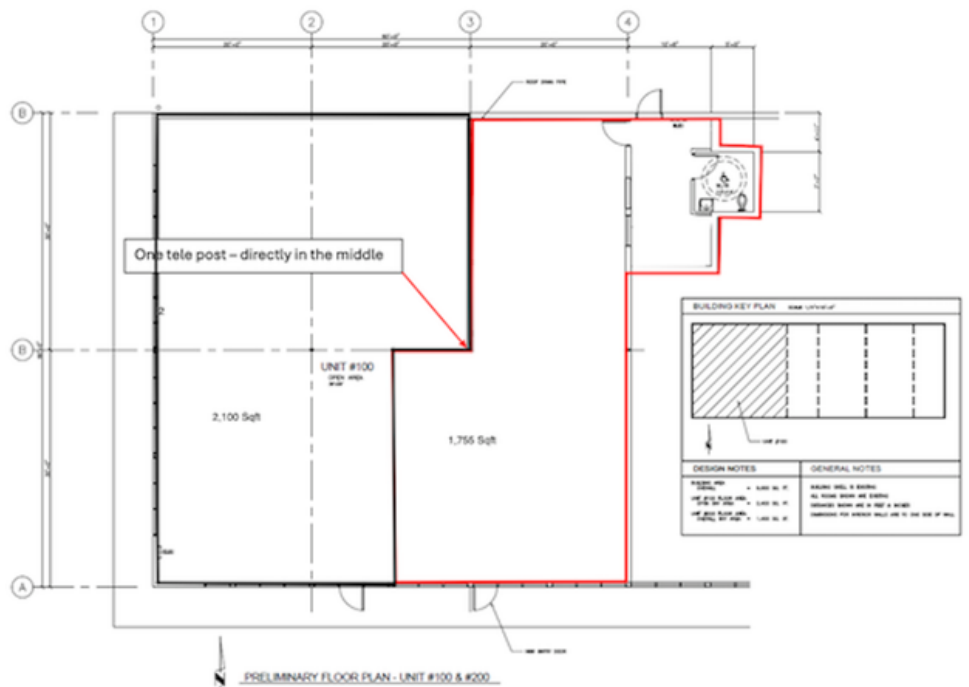
POTENTIAL USES:

- Accounting or Law Office
- Medical Clinic
- Insurance Agency
- Dental Hygienist
- Home Decor
- Shoe Store
- Ladies Wear
- Flooring Store



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