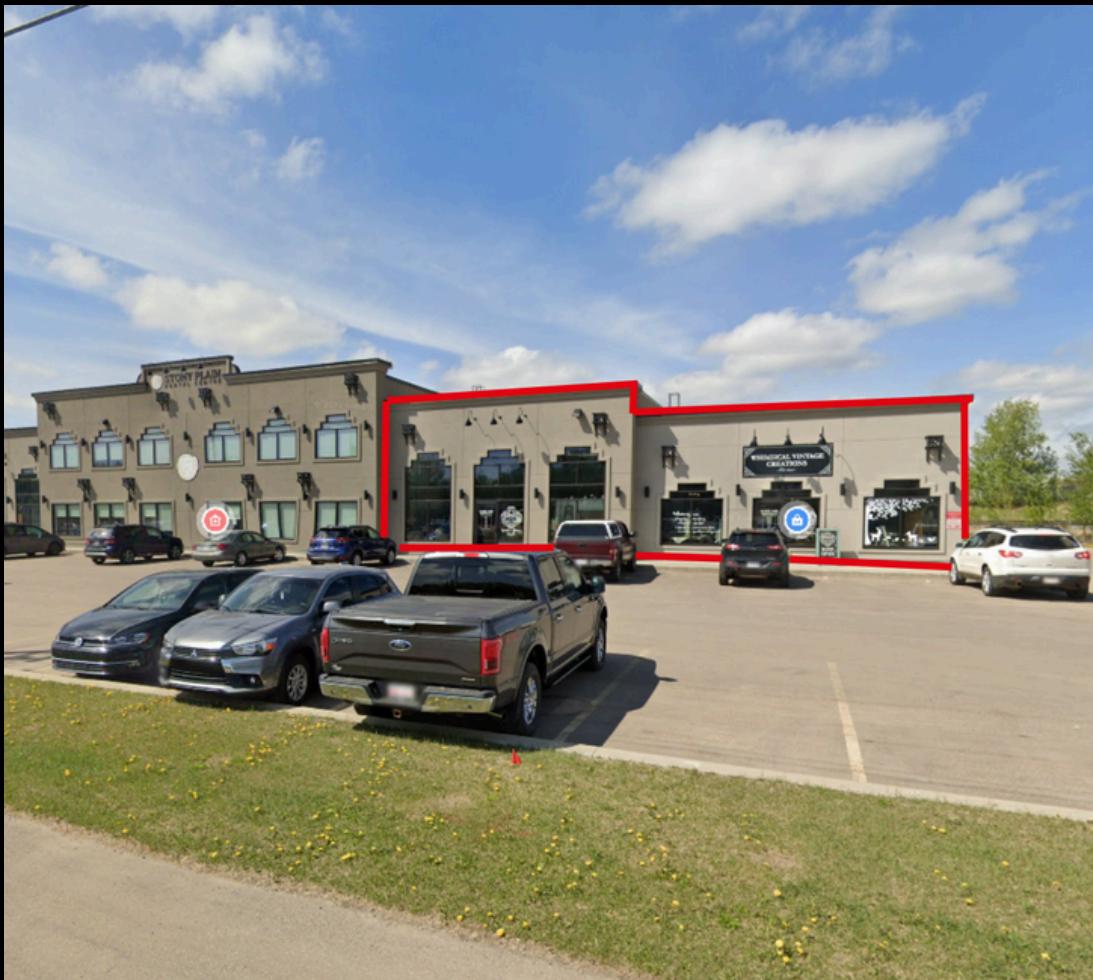


4,225 SF  
RETAIL INVESTMENT OPPORTUNITY



**3919 49 AVENUE, UNITS #101 & 105  
STONY PLAIN, AB**

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**Victor Moroz, Associate Broker**  
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**Royal LePage® Noralta Real Estate Inc, Brokerage**  
202 Main Street, Spruce Grove, AB  
Independently Owned & Operated

**\$1,285,000.00**

## Property Features

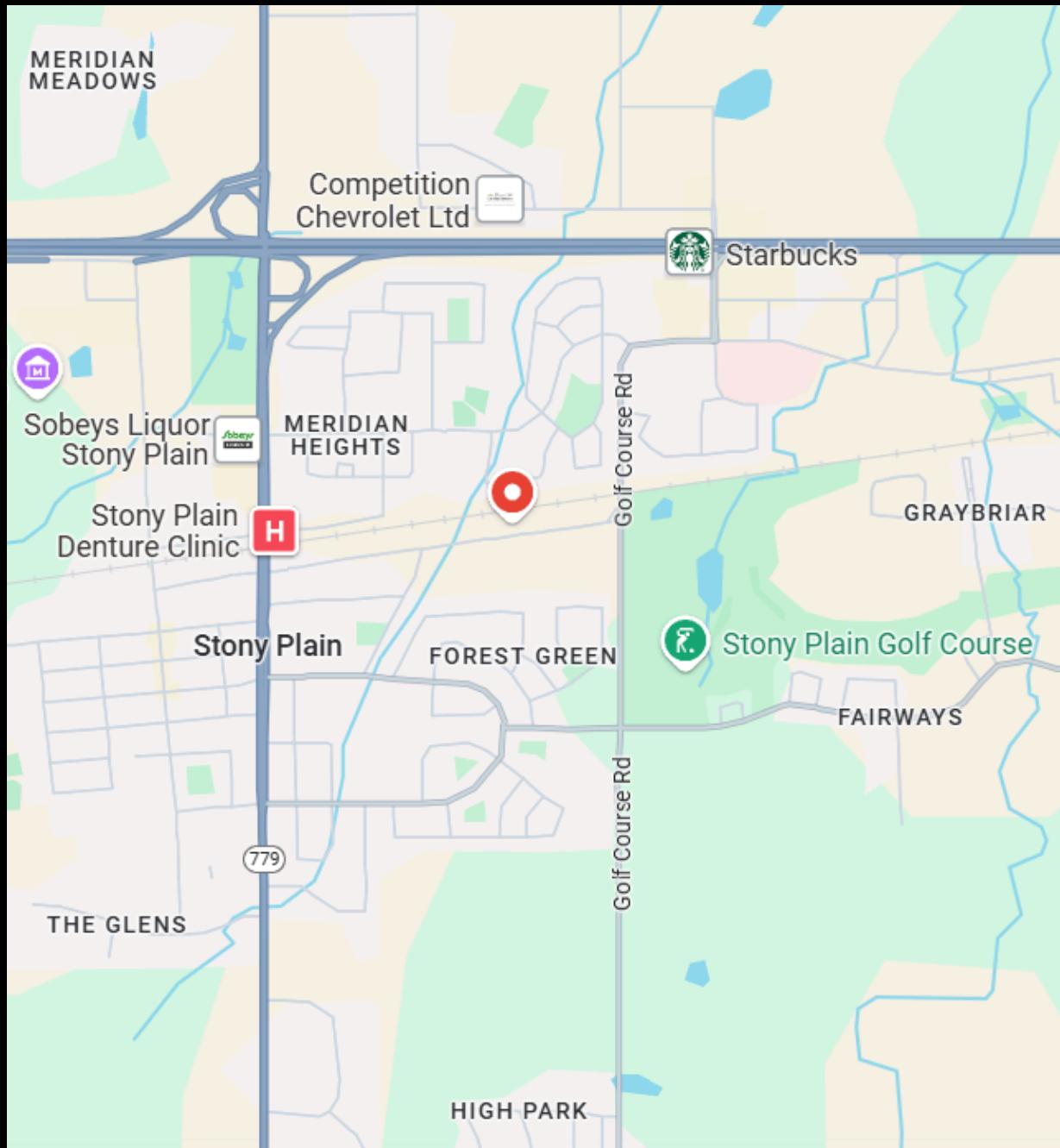
- Excellent Investment Opportunity
- 4,225 SF of modern retail space in a high-traffic location
- Fully built-out and currently leased to a long-term tenant
- Concrete & steel frame construction for exceptional durability & low maintenance
- Built in 2014
- Excellent exposure along Railway Avenue
- Ample on-site parking
- Quick and easy access to Highway 16A & 48 Street
- Zoned C2 - Commercial General



# PROPERTY PHOTOS



# LOCATION MAP



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