

**4,225 SF**  
**RETAIL INVESTMENT OPPORTUNITY**



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

**Victor Moroz, Associate Broker**  
780.499.6400 | [victor@royallepage.ca](mailto:victor@royallepage.ca)

**Rohin Geis, Senior Associate**  
587.597.1553 | [rohin@royallepage.ca](mailto:rohin@royallepage.ca)

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

FOR SALE

\$1,285,000.00

## Property Features

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- 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



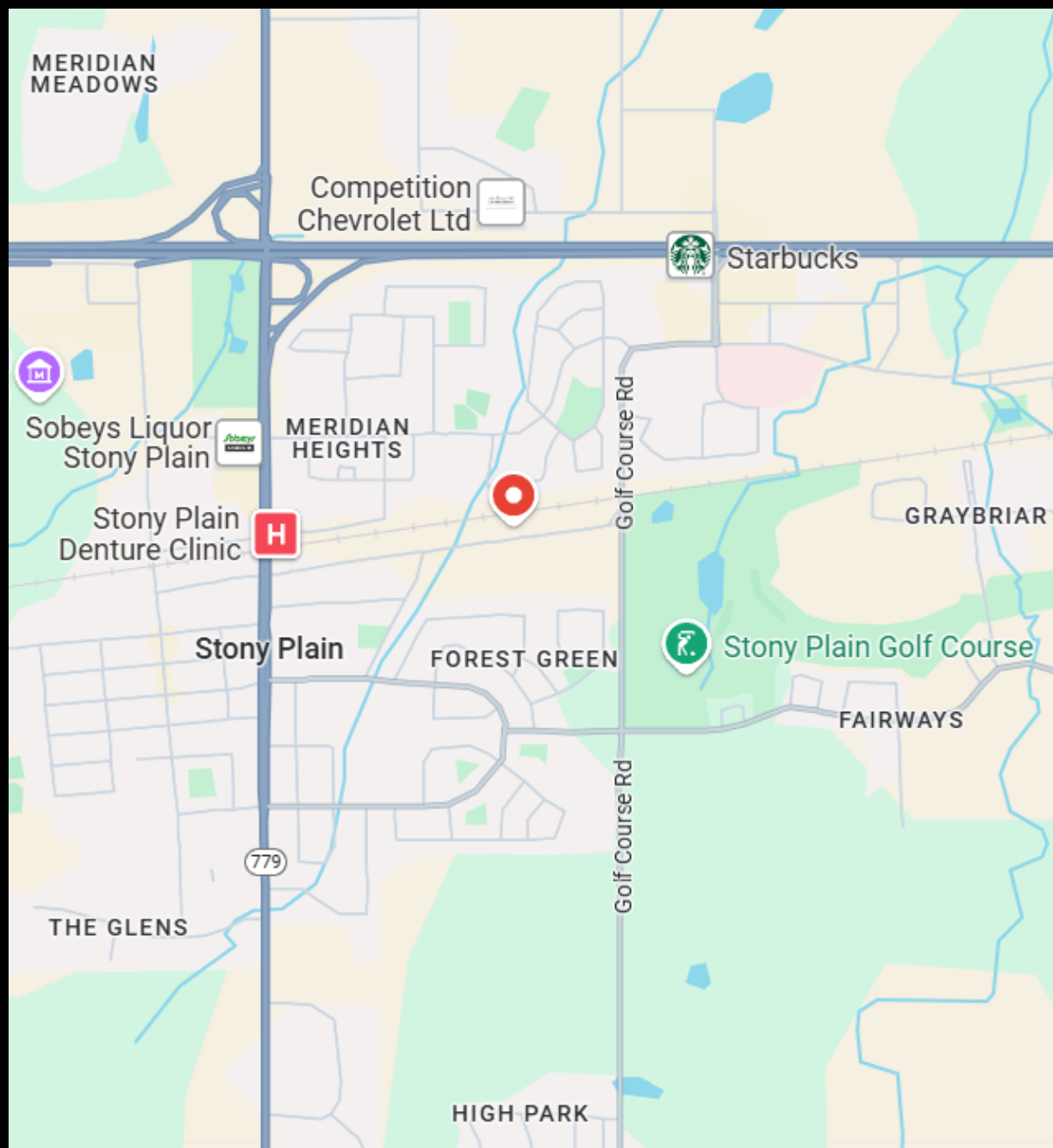
PROPERTY OVERVIEW

# PROPERTY PHOTOS





# LOCATION MAP



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