

1,232 sf

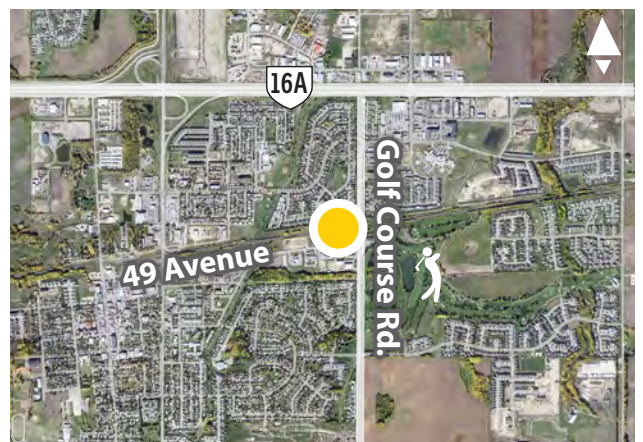
Unit 106



## RETAIL SPACE FOR LEASE

**The Junction Retail Centre**  
3805 49 Avenue, Stony Plain

- » Busy intersection of Golf Course Rd and 49 Avenue
- » Ample parking.



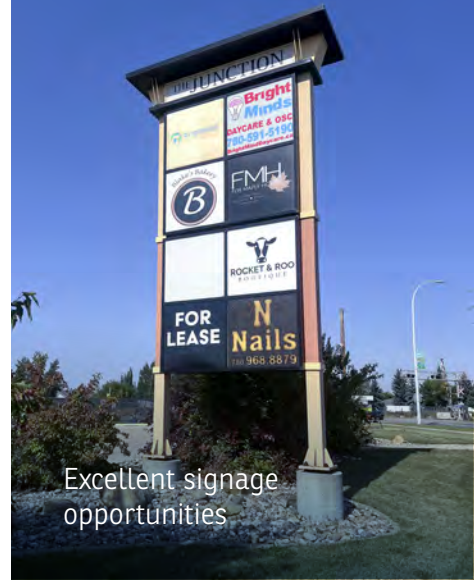
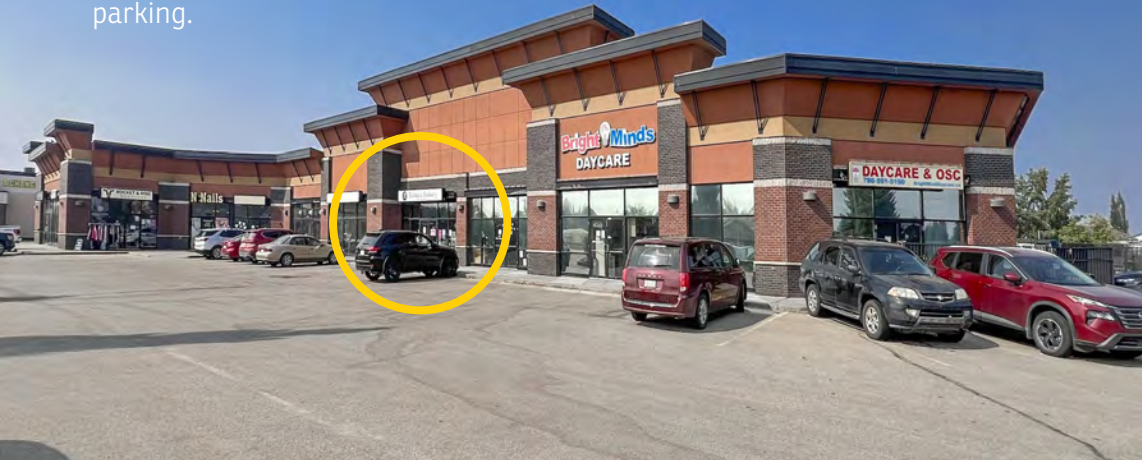
FOR MORE  
INFORMATION OR  
TO VIEW, PLEASE  
CONTACT:

**Aline Schoepp**, ASSOCIATE  
c: **780-910-6893**  
aschoepp@barclaystreet.com

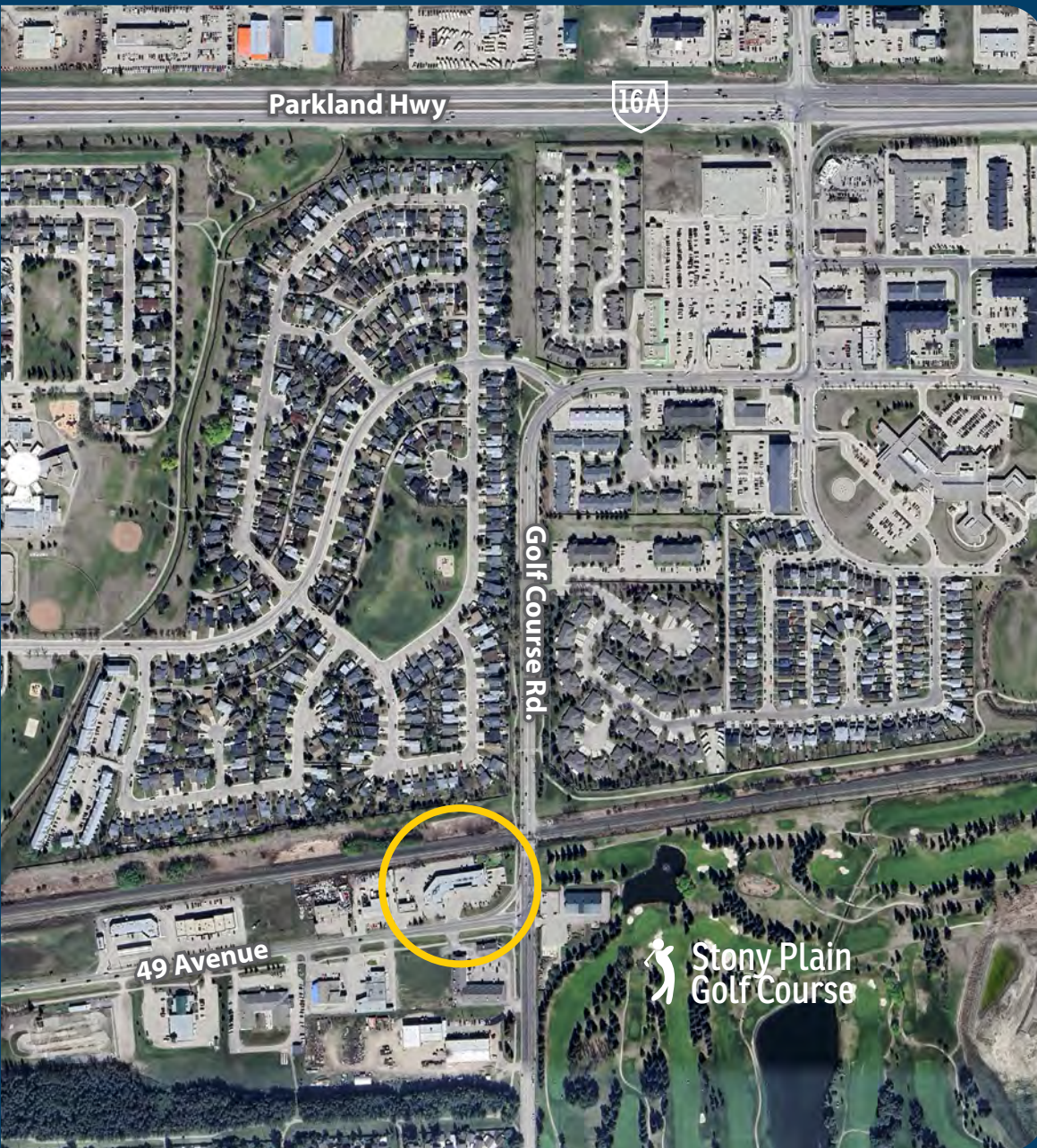


LOCAL  
EXPERTISE  
MATTERS

Well-maintained building with professional curb appeal and ample parking.



Excellent signage opportunities



## HIGH-TRAFFIC VISIBILITY

Situated at the intersection of Golf Road and 49 Avenue, this property offers strong visibility with steady daily traffic

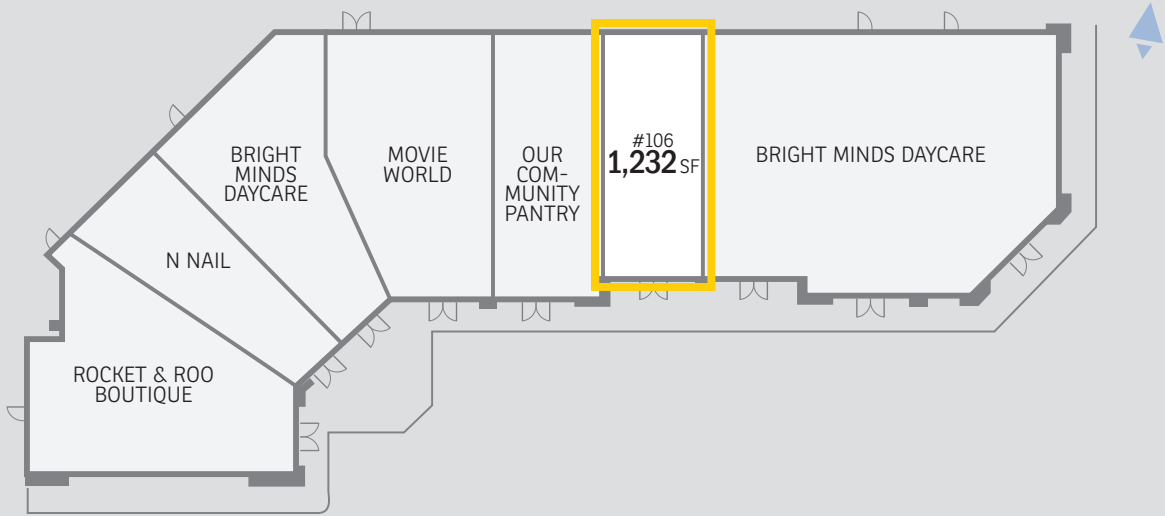
Nearby Stony Plain Golf Course adds to the area's activity and draws consistent local traffic.



## GREAT ACCESSIBILITY

Only minutes from Highway 16A, the site has quick connections to Edmonton and Spruce Grove.

- |              |                         |
|--------------|-------------------------|
| <b>2-4</b>   | minutes to HWY 16A      |
| <b>7-10</b>  | minutes to SPRUCE GROVE |
| <b>15-20</b> | minutes to EDMONTON     |



## LEASE INFORMATION

**MUNICIPAL ADDRESS:**  
3805 49 Avenue, Stony Plain, AB

**LEGAL:**  
Plan 9924049; Lot 3

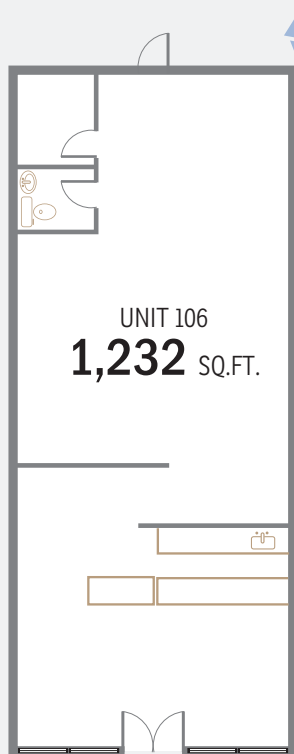
**ZONING:**  
C2 (Vehicle Oriented Commercial)

**AVAILABLE FOR LEASE:**  
1,232 sq. ft. – Unit 106

**AVAILABILITY:**  
October 1, 2026

**ASKING RENT:**  
\$22.00 per sq. ft.

**OP COSTS:**  
\$7.25 per sq. ft. (2026)



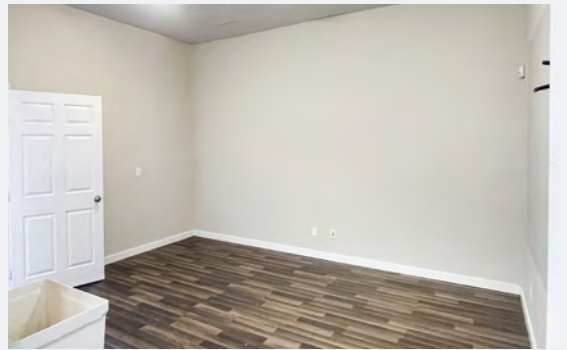
*Not to scale. May not be exactly as shown.*



UNIT 16  
**2,016** SQ.FT.



UNIT 105  
**1,440** SQ.FT.



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