

**REDUCED PRICE
NOW \$250K BELOW ASSESSED VALUE**

Park House

24,959 SF± RETAIL/OFFICE BUILDING

5013 - 48 STREET, STONY PLAIN, AB

FOR SALE



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



780 436 7410



NAI EDMONTON.COM

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NAL Commercial

Property Highlights



Ability to accommodate a wide variety of users with retail, and office space available



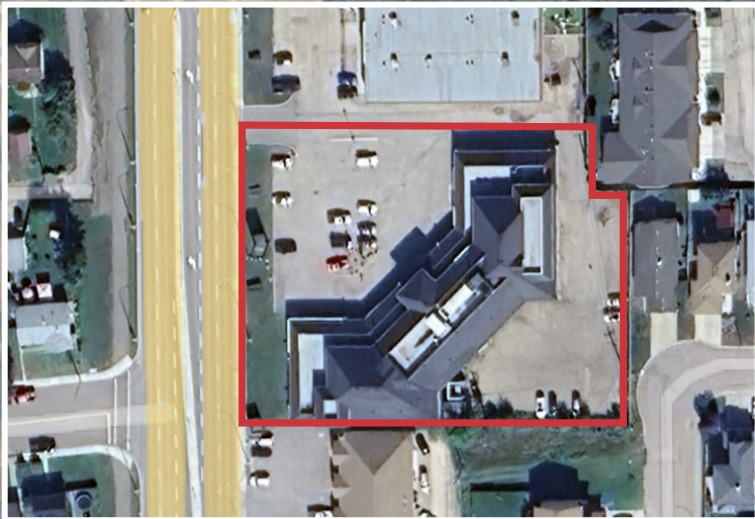
High parking ratio



Located in one of the principal commercial nodes in Stony Plain with great access



Opportunity for Owner/User with Investment component



WESTVIEW
SCHOOL

FOREST GREEN
SCHOOL

HIGHWAY 16A

48 STREET

52 Ave

55th Ave

Gateway Dr

STONY PLAIN



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Additional Information

LEGAL DESCRIPTION	Plan 6913ET, Block 6, Lot 7
BUILDING SIZE	24,959 sq.ft.± total
ZONING	C2 - Commercial General District
PARKING	Scramble
CURRENT NOI	\$245,791.92 (CAP RATE 6.6%)
PROFORMA NOI	\$312,000.00 (CAP RATE 8.4%)
SALE PRICE	\$3,700,000
PROPERTY TAXES	\$50,597.75 (2025 estimate)
ASSESSED VALUE	\$3,948,600 (2025)
NOTES	Renewals being currently negotiated



IDEAL FOR CHILDCARE SERVICES, CHURCHES,
MEDICAL, RETAIL AND PROFESSIONAL USES



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25,915
DAYTIME POPULATION



3.2%
ANNUAL GROWTH 2023-2033



\$113,031
AVERAGE HOUSEHOLD
INCOME



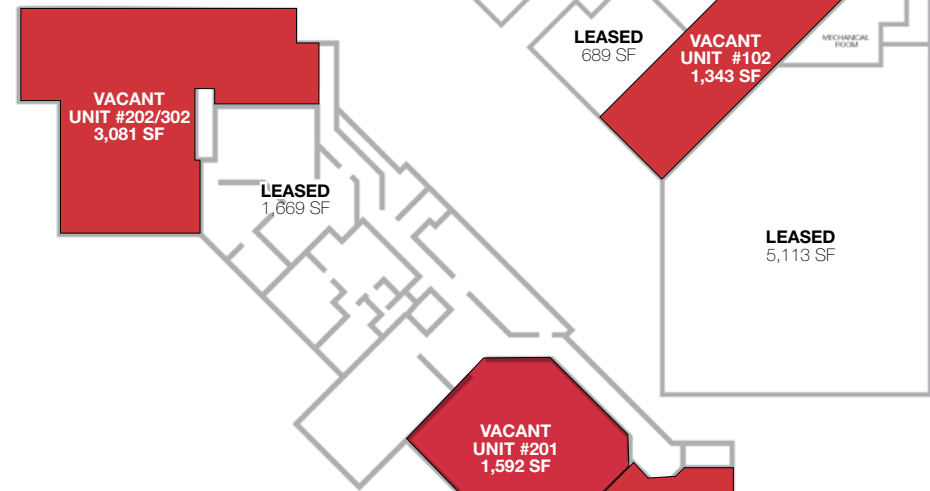
\$792M
CONSUMER SPENDING

2025 COSTAR DEMOGRAPHICS WITHIN 5 KM RADIUS

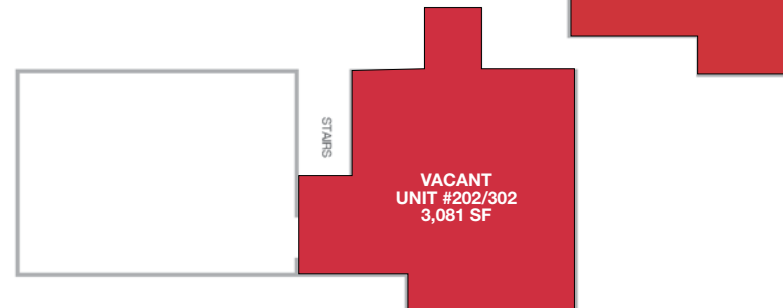
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR





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