



**YOUR NEXT  
OFFICE LIVES HERE**

# **\$20/SqFt**

**YOUR BLANK CANVAS AT  
SUMMIT PROFESSIONAL CENTRE**

Suite #201 and 208, 4620 48 Street  
Stony Plain, AB, T7Z 1L4



**SCAN OR CLICK  
FOR VIDEO**

 **ROYAL LePAGE  
COMMERCIAL**

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# FEATURES

Welcome to Summit Professional Centre- a cutting-edge professional and medical facility! Located along Stony Plain's bustling 48 Street/Hwy 779, this building boasts prime visibility with a traffic flow averaging over 15,300 vehicles daily.

This second-floor space offers a total of 3000+/- Sq Ft with the option to demise into two units, featuring abundant natural light from north and west-facing windows, making it an ideal office space.

Building features include: LED lighting, fiber optics in each unit, glazed/tinted windows, central heat & A/C, an impressive, modern common area and an elevator. Outside you will find ample parking with a variety of signage options and attractive, quality exterior finishes.

Nearby amenities include Freson Bros., TD Canada Trust, Servus Credit Union, Esso, Rexall, Co-Op Home and Grocery/Gas as well as several restaurants. BUILD-OUT FINANCING O.A.C. Zoned C2 Corridor Commercial.



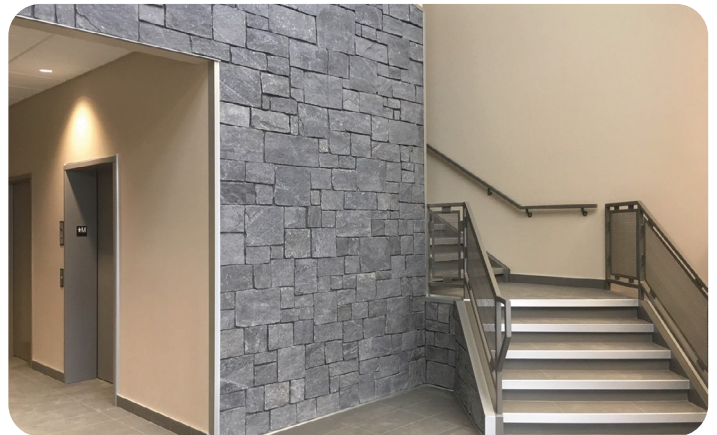
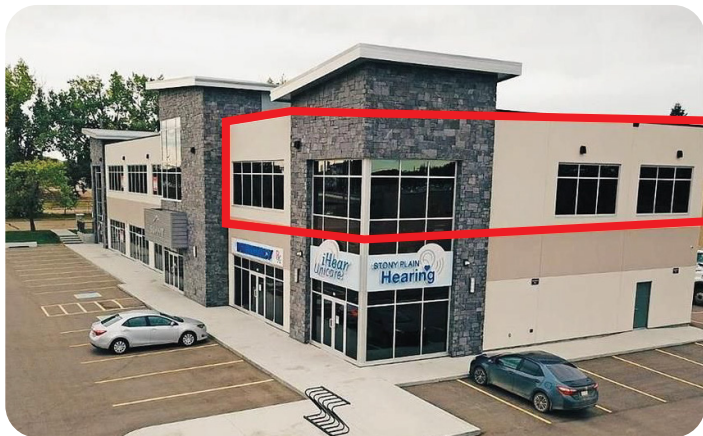
## SPACE DETAILS

- Suite #201 - 1,350 Sq Ft
- Suite #208 - 1,650 Sq Ft
- Total Space - 3000+/- Sq Ft
- Op Costs - \$11.50
- Ample windows
- Front and rear parking
- Elevator access to 2nd floor
- Suites are demisable

A large, modern office space with high ceilings, exposed ductwork, and large windows. The room is furnished with several long wooden desks, black office chairs, and computer monitors. There are also bookshelves, potted plants, and a colorful abstract painting on the wall. A red callout box is overlaid on the right side of the image.

**A BLANK CANVAS  
TO TURN YOUR  
DREAMS INTO  
REALITY**

**DREAM UP YOUR NEXT VENTURE**



**Victor Moroz**

ASSOCIATE BROKER

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**DEVELOPER & AGENT  
HERE TO MAXIMIZE  
YOUR COMMERCIAL VALUE**