

# The Grainery Retail Centre

4707 - 49 Avenue, Stony Plain, Alberta



# The offering

## Executive summary

Avison Young Commercial Real Estate Services, LP ("Avison Young" or the "Advisor") is pleased to offer a 100% freehold interest in The Grainery Retail Centre ("The Grainery", the "Property" or "Offering").

The Grainery is an open format neighbourhood centre with 9,912 square feet of leasable area on a 1-acre site. The Property is 100% leased to a combination of medical and dental users, and service-based retailers.

The Property is strategically located along 48 Street (Highway 779), the primary thoroughfare connecting Highway 16 and Highway 16A to the residential communities in Stony Plain. The Grainery has excellent exposure from north and south bound travelers along 48 street with a combined 11,873 vehicles passing per day.

The Grainery Retail Centre is being offered with no set bid date for the time being. Offers will be considered as they are received. For more information, please reach out to a member of the advisory team.

## Asking price

**\$2,750,000**

**\$277 psf**


**Cap rate: 6.69%**




# The Grainery


## Property overview

<b>Municipal address</b>	4707 - 49 Avenue, Stony Plain
<b>Legal address</b>	Plan 9825438; Lot 1
<b>Site size</b>	1.0 acre
<b>Land use</b>	C2 - Commercial Corridor
<b>Weighted average lease term</b>	2.25 years
<b>Weighted average tenant tenure</b>	13.5 years
<b>Year built</b>	1999
<b>Parking</b>	+/- 54 stalls
<b>Anchor tenants</b>	Meridian Veterinary Clinic, Track Side Dental, Stony Plain Denture Clinic

 **\$181,036**  
Annual base rent

 **9,912 sf**  
Total leasable area

 **100%**  
Occupied

 **7**  
Number of tenants



## About the area

Stony Plain is a small town in central Alberta, Canada, located approximately 20 kilometres west of Edmonton. Known for its charming, small-town atmosphere, Stony Plain has a population of around 18,000 people and is part of the greater Edmonton metropolitan region. The town is rich in cultural heritage, often referred to as “The Town with the Painted Past” due to its numerous murals that depict historical scenes, local figures, and important events, offering a glimpse into the community’s past.

Agriculture plays a significant role in the local economy, though the town has also grown as a residential hub for those who work in Edmonton but prefer the quieter, rural lifestyle. Stony Plain hosts several annual festivals, including the Stony Plain Cowboy Gathering and the Farmers’ Days Rodeo & Exhibition, reflecting its deep-rooted western and farming culture.

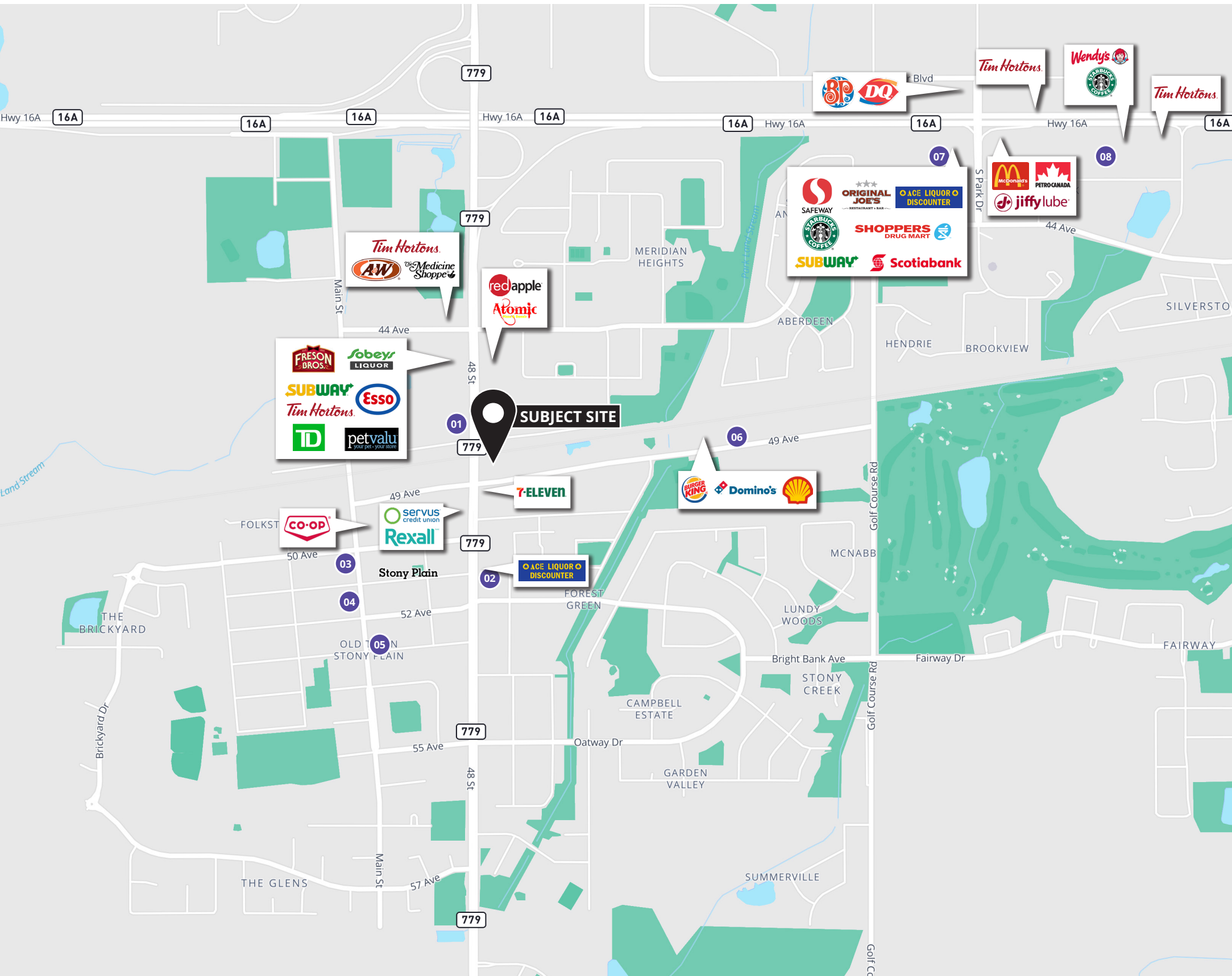
Recreational opportunities abound, with various parks, walking trails, and nearby lakes. The town also features a vibrant arts scene, with venues like the Multicultural Heritage Centre and Stony Plain’s public art programs fostering creativity and community engagement. Its close proximity to major highways makes Stony Plain both a peaceful retreat and a convenient location for commuting to larger urban areas.

 **18,865**  
2023 Stony Plain population

 **41.3**  
Median age in Stony Plain

 **7,838**  
Number of households in Stony Plain

 **\$110,946**  
Average Stony Plain household income



# Stony Plain, AB

## Location overview



### Competing Medical Services

01	Dentistry on Fifth, Sams Drug Mart
02	Stony Plain Acupuncture & Wellness, Roux Denture Clinic
03	Amaris Medical Centre
04	Main Street Medical Clinic
05	Boost Physiotherapy, Parkland Dental Associates
06	Stony Plain Dental Centre, Fairway Dental Hygiene
07	South Park Medical Clinic
08	Britannia Hills Clinic & Spac



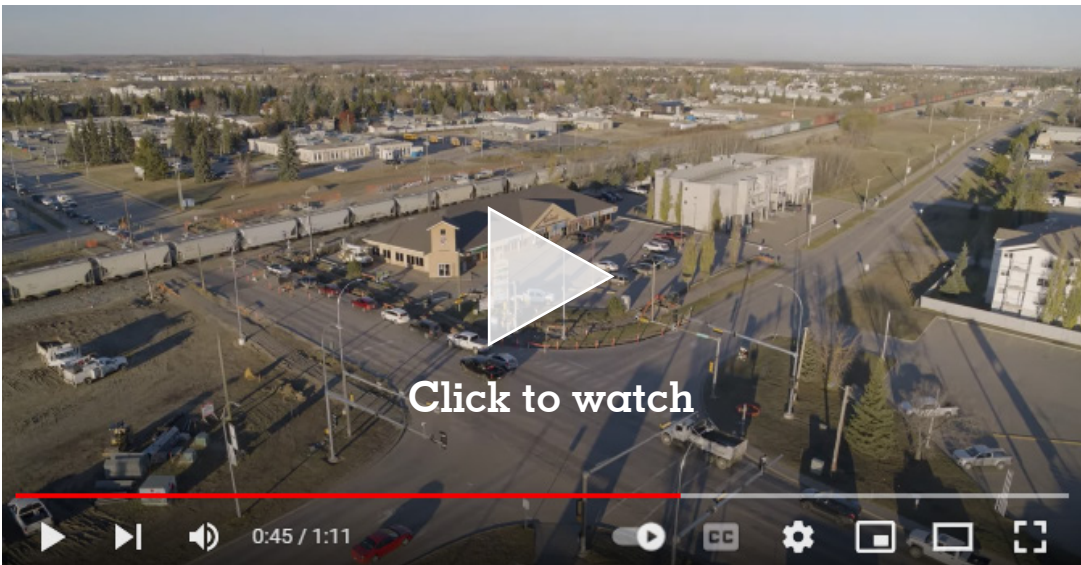
### Drive times

3 min	Highway 16A
6 min	Highway 16
21 min	City of Edmonton
40 min	Edmonton International Airport

### 20 minute drive proximity



# Site plan



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# AVISON YOUNG

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## Get in touch

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