

# FOR LEASE

1,350 & 1,650 SF  
Office Space



**4620 - 48 STREET, UNIT #201 & 208**  
Stony Plain, AB

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

ROYAL LEPAGE  
**COMMERCIAL**

# PROPERTY OVERVIEW

**\$19.00/SF + OPERATING RENT: \$9.00/SF EST**

## Property Features

- IMMEDIATE POSSESSION!
- Professional / Medical Centre
- Combine with adjoining unit for 3,075 SF
- Fiber optics available to each unit
- Ample parking at front & rear
- LED lighting, glazed/tinted windows
- Excellent Exposure - 48 Street
- Easy Access Blocks from Highway 16A
- Zoned C2 - Corridor Commercial
- Operating Rent Includes Heat (Gas)

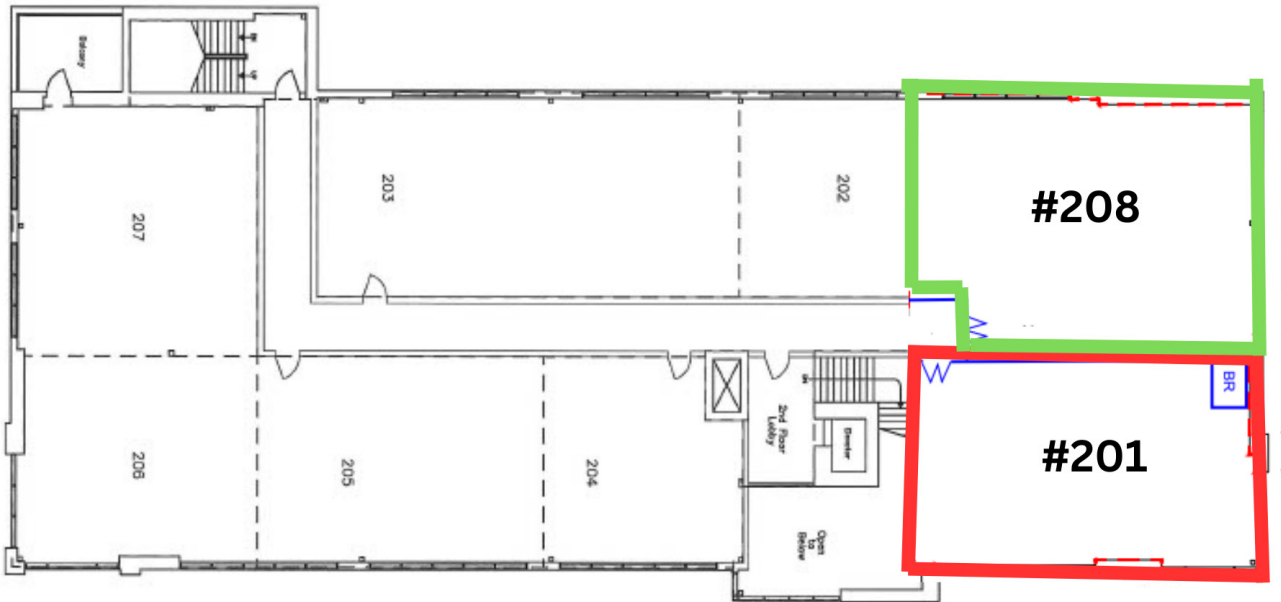




# PROPERTY PHOTOS

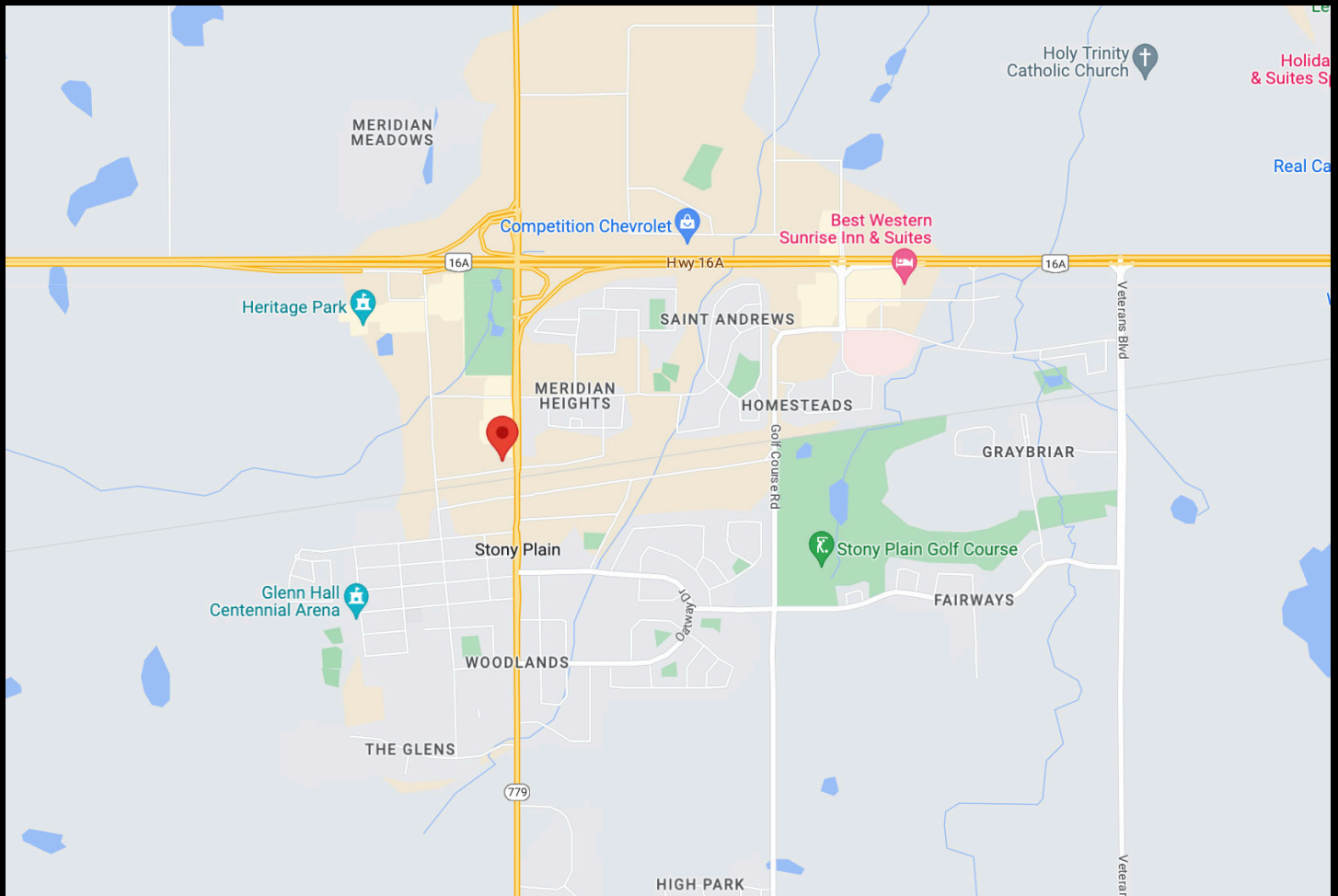


# FLOOR PLAN



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# LOCATION MAP



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