

ATIM CREEK CENTRE

3001 – 43RD Avenue, Stony Plain

Decker Properties
Management Ltd.



HIGHLIGHTS

- Two 1,620sf bays that can be combined into 1 large bay. 1,288sf bay built out as a Barber Shop. 1,462sf bay built out as a Yoga studio. Phase IV (2021)
- High visibility location within Atim Creek Centre on Highway 16A.
- Tenants: Starbucks, Wendy's, Anytime Fitness, Nail Salon, Home Décor Store, YSS Cannabis, Wing'n It and an Optometrist.
- Ample onsite parking available
- Zoning: C-2 Commercial
- Fascia & pylon signage available
- Base Lease Rate: Market
- Budgeted Operating Costs for 2020 – \$7.01psf



Drone footage

IDEAL LOCATION FOR

- Accounting or Law Office
- Insurance Agency
- Dental hygienist
- Yoga Studio
- Barber Shop / Hair Salon
- Ladies wear
- Flooring store
- Take-out food service
- Medical Centre

MURRAY KULAK
President
780.405.4403
murray@deckerproperties.com

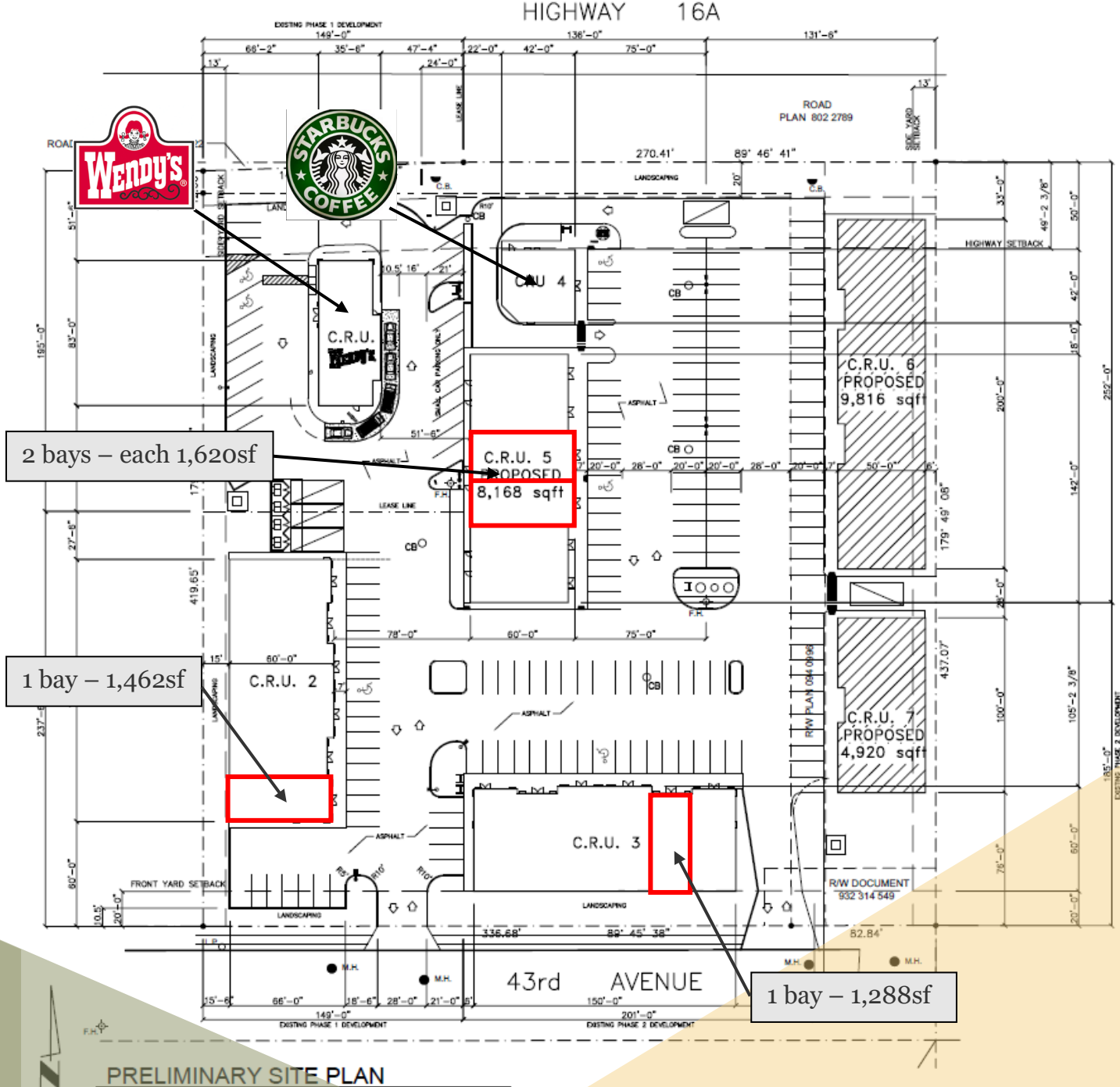
MARDY KULAK
Vice-President
780.913.7859
mardy@deckerproperties.com

Decker Properties Management Ltd.
106, 3802-49 Avenue
Stony Plain, AB
780.963.2512

www.DeckerProperties.com

ATIM CREEK CENTRE

3001 – 43RD Avenue, Stony Plain



ATIM CREEK CENTRE

3001 – 43RD Avenue, Stony Plain

Decker Properties
Management Ltd.



MURRAY KULAK
President
780.405.4403
murray@deckerproperties.com

MARDY KULAK
Vice-President
780.913.7859
mardy@deckerproperties.com

Decker Properties Management Ltd.
106, 3802-49 Avenue
Stony Plain, AB
780.963.2512

www.DeckerProperties.com

ATIM CREEK CENTRE

3001 – 43RD Avenue, Stony Plain

Decker Properties
Management Ltd.

TOWN OF STONY PLAIN

Stony Plain is a lively and dynamic community located just 17 kilometres from Alberta's capital city of Edmonton. Despite its steadfast growth, Stony Plain proudly prioritizes and maintains its strong cultural heritage while offering city-sized amenities and a progressive business environment. The community provides an array of housing and transportation options, an excellent school district, and a mix of both locally and nationally owned retail shops, restaurants, and professional services.



Visit:

www.choosestonyplain.com

COMMUNITY HIGHLIGHTS

- Trade area of over 300,000 people
- Young, educated work force
- Local, full-service hospital
- Diverse economic base
- Easy access to major air, rail and ground transportation options
- Low taxes
- High quality of life
- Public, private and separate education options



Stony Plain's Shopping, dining, arts and culture industry potential can be broken into two trade area. The first is a local market within a 10 km radius from the centre of the Town's downtown district. The second, described as a destination district market, reaches out to a 100 km radius. Local government is committed to creating a business environment that has a solid foundation for development. There are several components that serve as this foundation including coordinated business marketing and events, developing a civic square, developing a mixed-density and pedestrian-friendly neighbourhood west of the downtown, as well as creating a town entrance feature. Other areas of focus include a redesign of the downtown, reorganizing current town anchors and existing structures, recruitment, creating industry-related events, and prioritizing execution with strong leadership and vision. ~ Town of Stony Plain Target Sector Study & Marketing Plan



MURRAY KULAK
President
780.405.4403
murray@deckerproperties.com

MARDY KULAK
Vice-President
780.913.7859
mardy@deckerproperties.com

Decker Properties Management Ltd.
106, 3802-49 Avenue
Stony Plain, AB
780.963.2512

www.DeckerProperties.com