

CREEKWOOD PLAZA

4201-28TH Street, Stony Plain

Decker Properties
Management Ltd.



Fully Leased Stony Plain Retail Centre

HIGHLIGHTS

- 100% LEASED
- High visibility location right on Highway 16A
- Current tenants: Daycare, Barkstreet Station, Lobay Dental and 7-Eleven Gas & C-Store
- Ample onsite parking available
- Zoning: C-H Highway Commercial
- Fascia & pylon signage available
- Base Lease Rate: Market
- Budgeted Operating Costs for 2020 - \$7.39psf

IDEAL LOCATION FOR

- Hair Salon / Nail salon
- Takeout food service
- Office use (accounting, law, insurance, etc)
- Dental hygienist
- Home decor
- Shoe store, ladies wear
- Optometrist
- Health food / supplements
- Daycare

MURRAY KULAK
President
780.405.4403
murray@deckerproperties.com

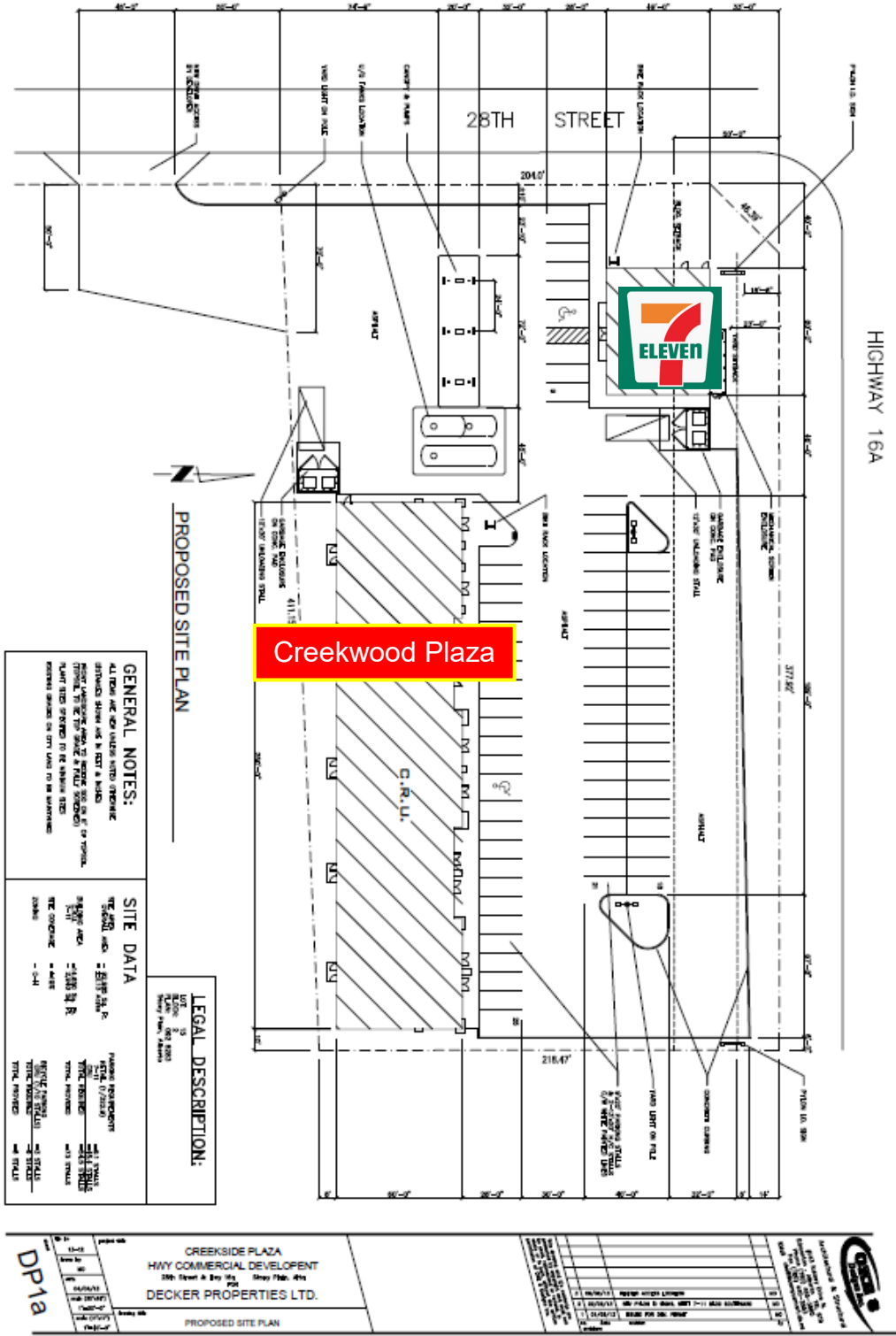
MARDY KULAK
Vice-President
780.913.7859
mardy@deckerproperties.com

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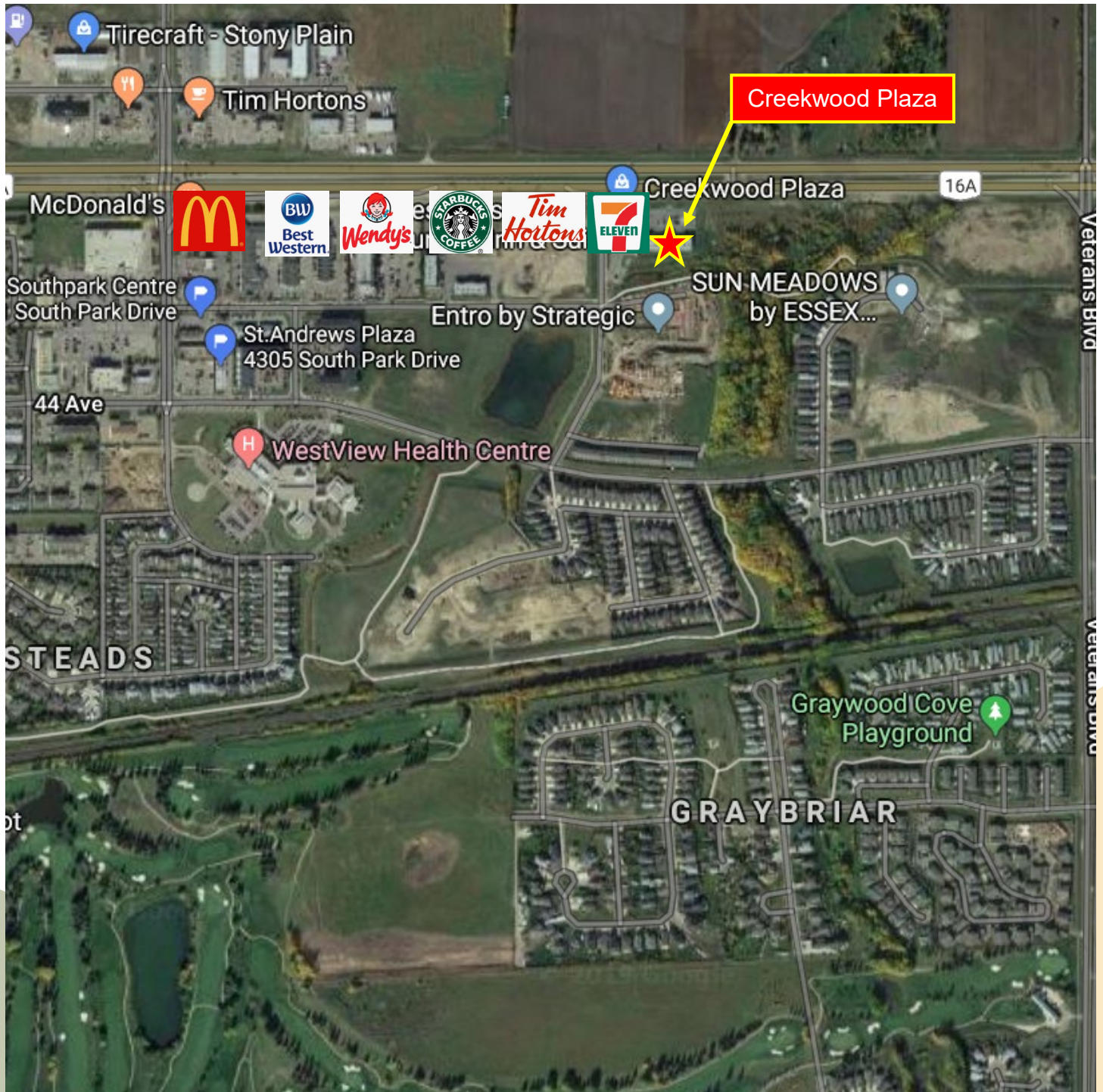
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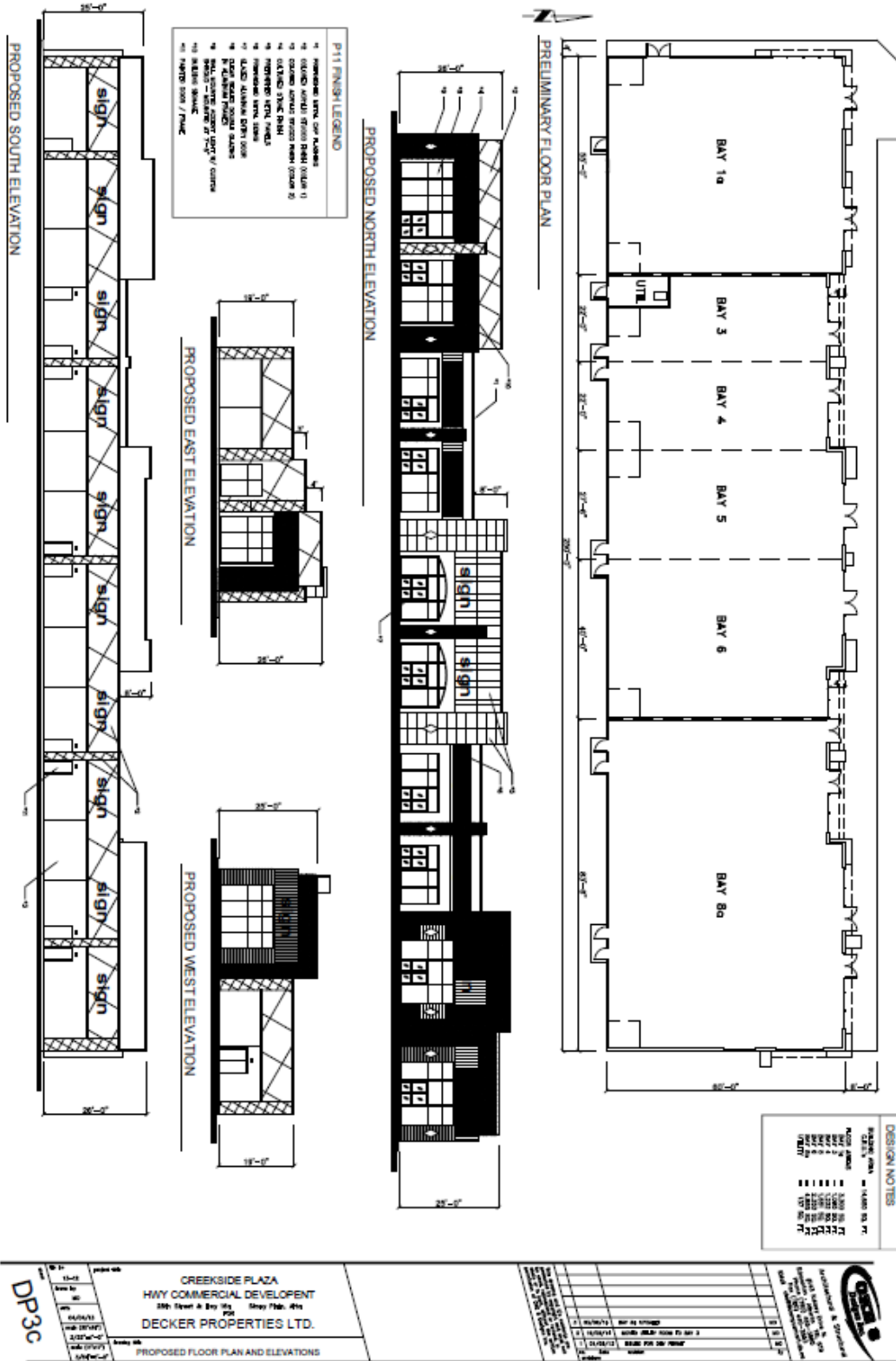
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TOWN OF STONY PLAIN

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



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