

SOUTHPARK CENTRE

4301 South Park Drive, Stony Plain, AB

Decker Properties
Management Ltd.



HIGHLIGHTS

- 1,250sf end cap bay
- High visibility location on the SE corner of South Park Drive and 43rd Avenue, immediately east of Safeway. Highway 16A 500ft to the north and the Westview Health Centre 300ft to the south
- Tenants: the UPS store, Hair A' Risen, Little Caesars, the Foxy Hound and Hot Shot Liquor
- Ample onsite parking available
- Zoning: C-2 Commercial
- Fascia & pylon signage available
- Base Lease Rate: \$19.00psf
- Budgeted Operating Costs for 2020 - \$6.30psf

IDEAL LOCATION FOR

- Accounting or Law Office
- Insurance Agency
- Dental hygienist
- Home decor
- Shoe store
- Ladies wear
- Flooring store
- Take-out food service
- Medical Centre

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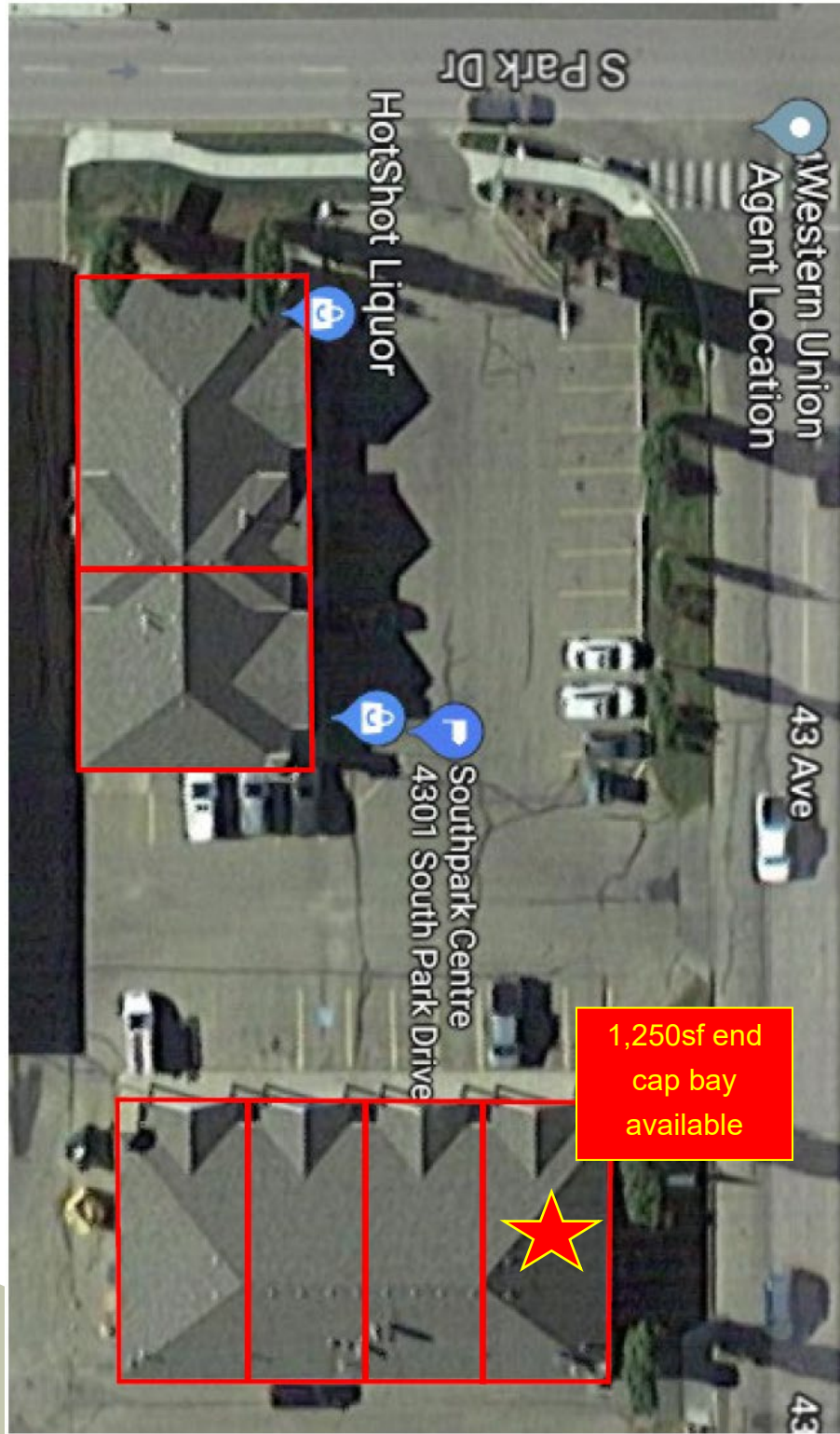
Decker Properties Management Ltd.
106, 3802-49 Avenue
Stony Plain, AB
780.963.2512

www.DeckerProperties.com

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SITE PLAN

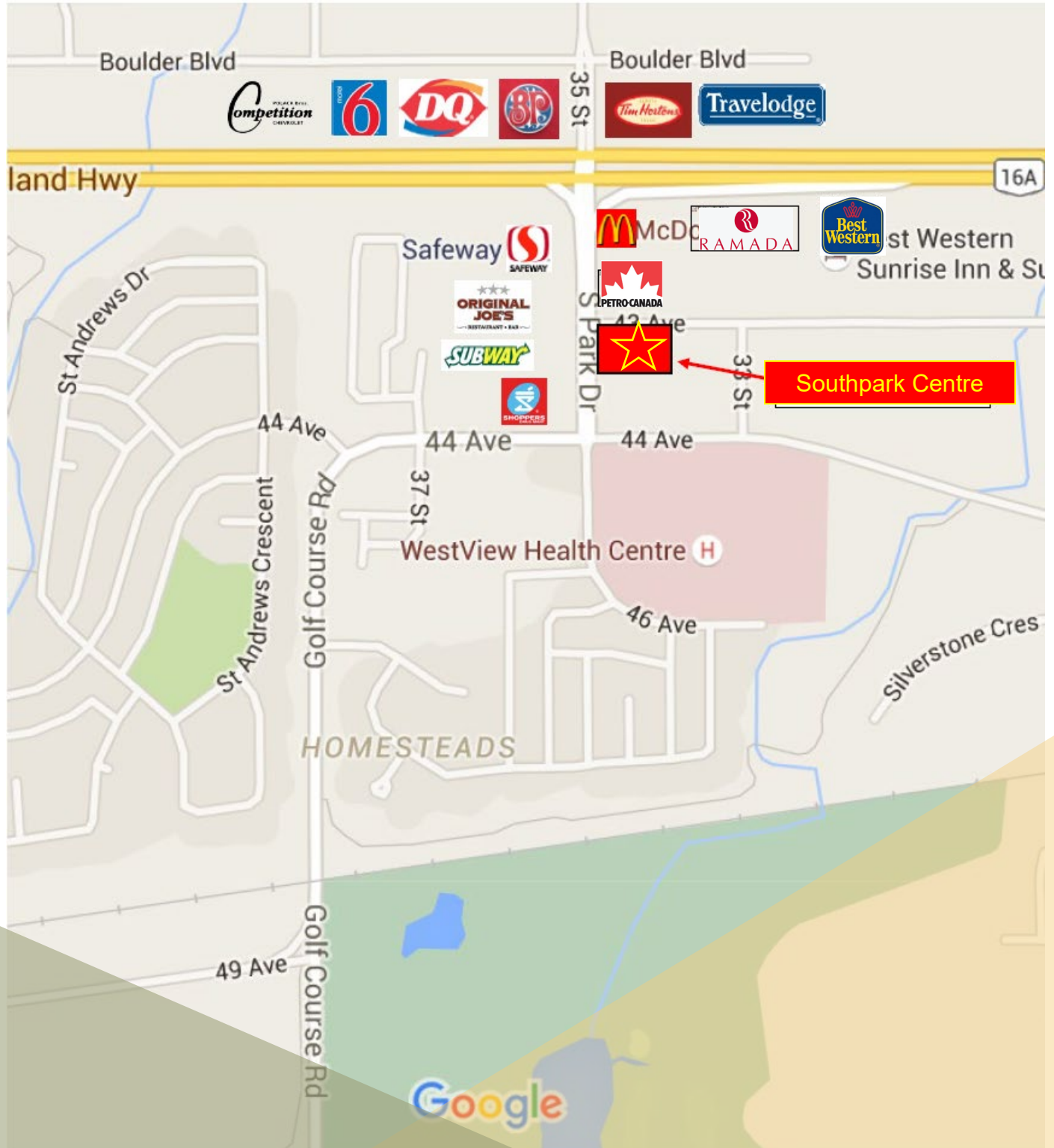


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LOCATION



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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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