

THE GRAINERY

4707-49 Ave, Stony Plain, AB

Decker Properties
Management Ltd.



HIGHLIGHTS

- 1,298sf end cap bay
- High visibility location on the NE corner of 48th Street and 49th Avenue, kitty corner to Servus Credit Union
- Tenants: Meridian Veterinary Clinic, Stony Plain Denture Clinic, Trakside Dental, Canadian Tax Financials, Basille's Pizza, and D'Fy Hair
- Ample onsite parking available
- Zoning: C-2 Commercial
- Fascia & pylon signage available
- Base Lease Rate: \$19.00psf
- Budgeted Operating Costs for 2023 - \$7.60psf



Drone Footage

IDEAL LOCATION FOR

- Law Office
- Insurance Agency
- Home decor
- Shoe store
- Ladies wear
- Flooring store
- Nail Salon
- Coffee Shop
- Pharmacy

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

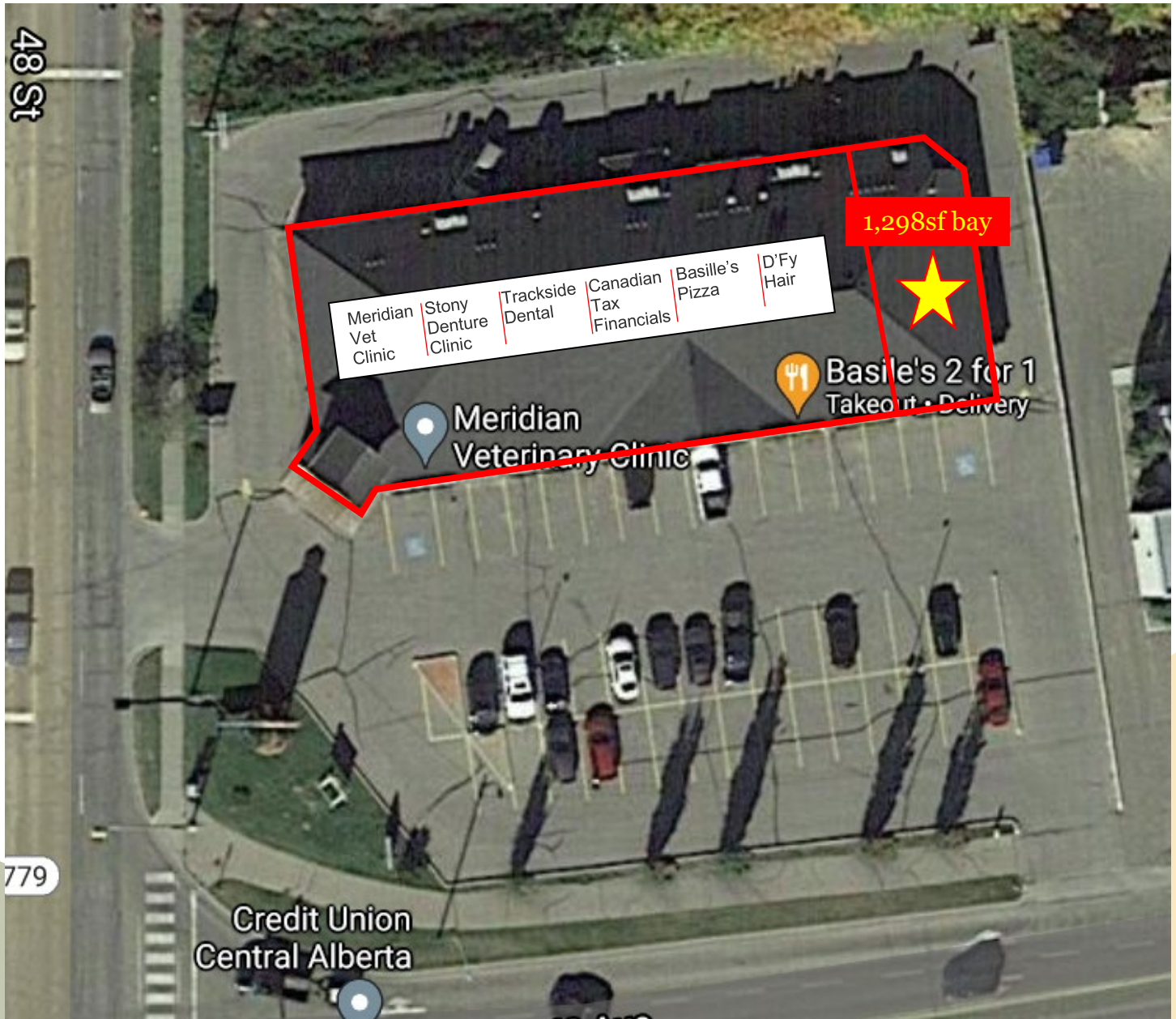
www.DeckerProperties.com

THE GRAINERY

4707-49 Ave, Stony Plain, AB

Decker Properties
Management Ltd.

SITE 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

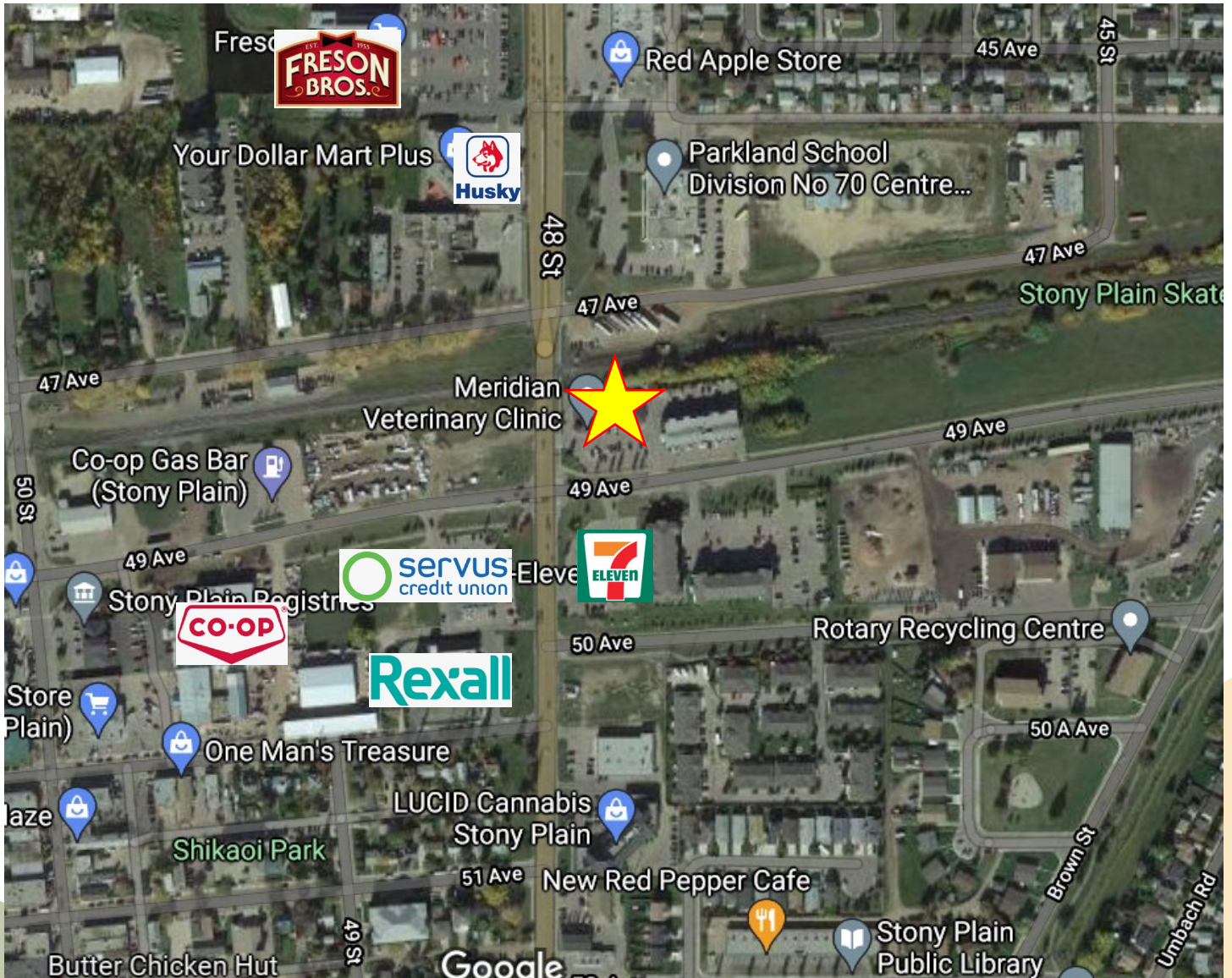
www.DeckerProperties.com

THE GRAINERY

4707-49 Ave, Stony Plain, AB

Decker Properties
Management Ltd.

LOCATION



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

THE GRAINERY

4707-49 Ave, Stony Plain, AB

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



MacLean's has listed Stony Plain in the top 75 best Canadian communities for 2021. The Town is ranked 61 out of 415 communities across the country, seventh in Alberta, and second in the Edmonton Metropolitan Region.

The Canadian magazine publishes national community rankings weighing factors including affordability, population growth, taxes, crime, weather, health, amenities, community, and internet access. Stony Plain's top features that have earned it a spot amongst the top ten Albertan communities in the national list include internet access, taxes, and population growth.

"Stony Plain ranked 185 out of 415 back in 2019, and it is an incredible feeling to watch local progress and development be recognized at a national level," says Mayor William Choy. *"Next time, we're aiming for top 50 in the country!"*



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