



## 3919 49 Avenue 119 Stony Plain AB

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Prime Retail or Service space located in Railway Plaza in Stony Plain! Built in 2014, this versatile 1,014 +/- SF ground floor unit offers street level access with excellent visibility on 49 Ave just off of busy Golf Course Road. This space is not currently built out and is ready for you to design and customize to fit your needs. Key features: 250 amp power, steel construction, R40 insulation on the roof and man doors at front and rear of unit, 2 piece washroom, 14' clearance to beams and sprinkler system. Building occupants include dental office, specialty retail/gift shop and pizza franchise. Nearby amenities include Co-op grocery & gas, Freson Bros, Rexall, Burger King, busy car wash, tire shop, bakery, retail shopping, gas stations and bottle depot. Zoned C2 - Corridor Commercial District.

Listing Presented By:



Originally Listed by:

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