



## 4620 48 Street 104 Stony Plain AB

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Stony Plain's state of the art professional/medical facility! This multi-tenant centre is leasing out quickly. Located along Stony Plain's busiest road, 48 Street/Hwy 779, this building has optimum exposure with 15,300+/- vehicles passing by daily. This 1,507+/- square foot main floor unit has street level access. EACH UNIT has fiber optics available. Potential to combine adjoining unit for total of 3,008+/- square feet. Building features include LED lighting, glazed/tinted windows, acrylic, stucco and stone exterior finishes, central heat and air, elevator and ample parking with plenty of signage availability. Impressive common area is welcoming with cultured rock, tile entrance and chandelier to greet clients. Tenants include dental office, engineering firm, massage therapist & hearing clinic. Nearby amenities include Freson Bros., TD Canada Trust, Esso, KFC, Rexall, Co-Op Home and Grocery, Servus Credit Union & Co-Op Gas. BUILD-OUT FINANCING O.A.C. Zoned C2 - Corridor Commercial.

Listing Presented By:



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