

**119, 3919 - 49 AVENUE
STONY PLAIN, AB
1014 +/- SQUARE FEET**

**Available for
Immediate
Possession!!**



FEATURES

- Street level unit
- Great exposure near Golf Course Road
- Ready for build-outs
- Ample parking
- Easy access

ZONED C2 - GENERAL COMMERCIAL DISTRICT

Basic Rent: \$22.00/sf
Operating Cost: \$8.00+/- per sf

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Royal LePage Noralta

202 Main Street Spruce Grove, AB T7X 0G2

LOCATION MAP



Economic Development

(Click on Picture for Link to Website)



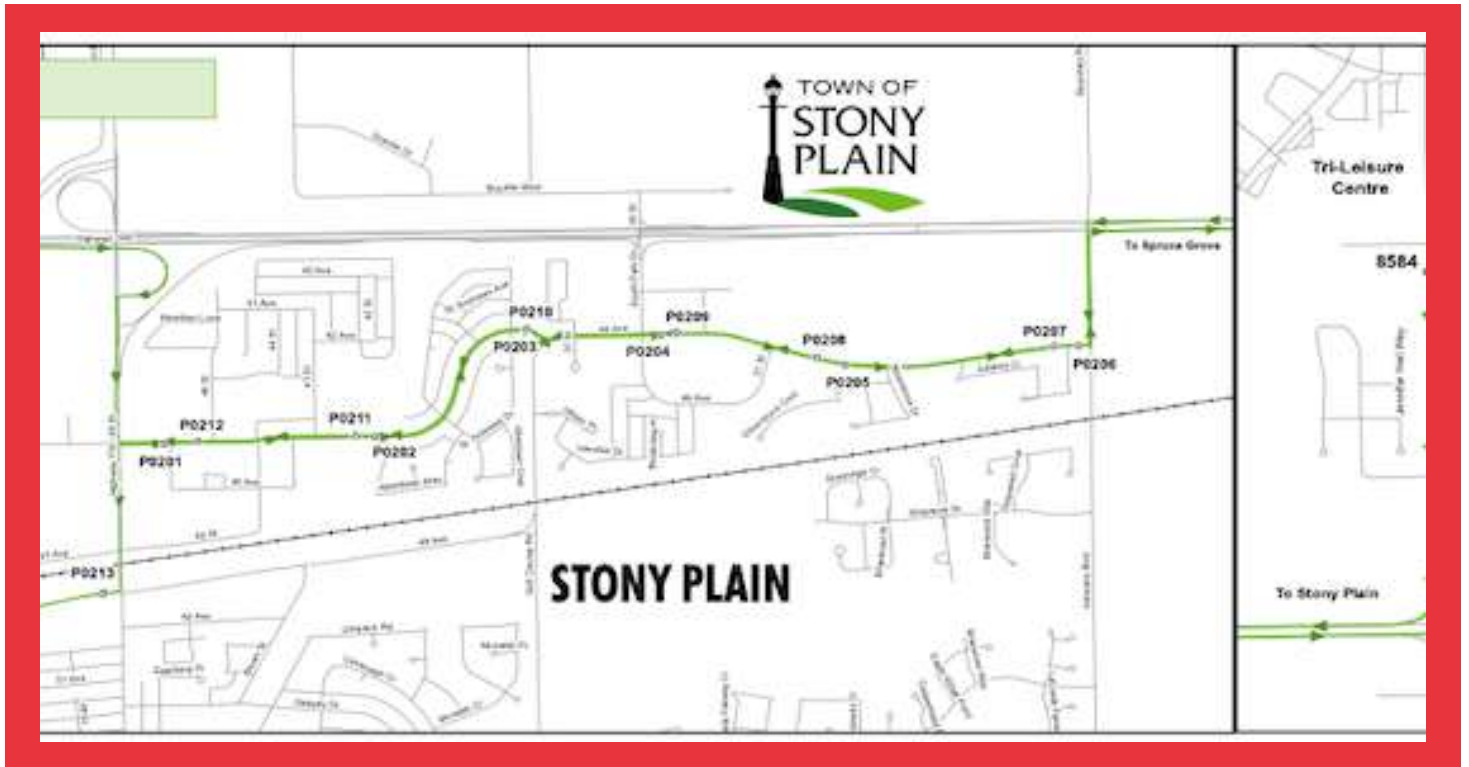
PROPERTY PICTURES



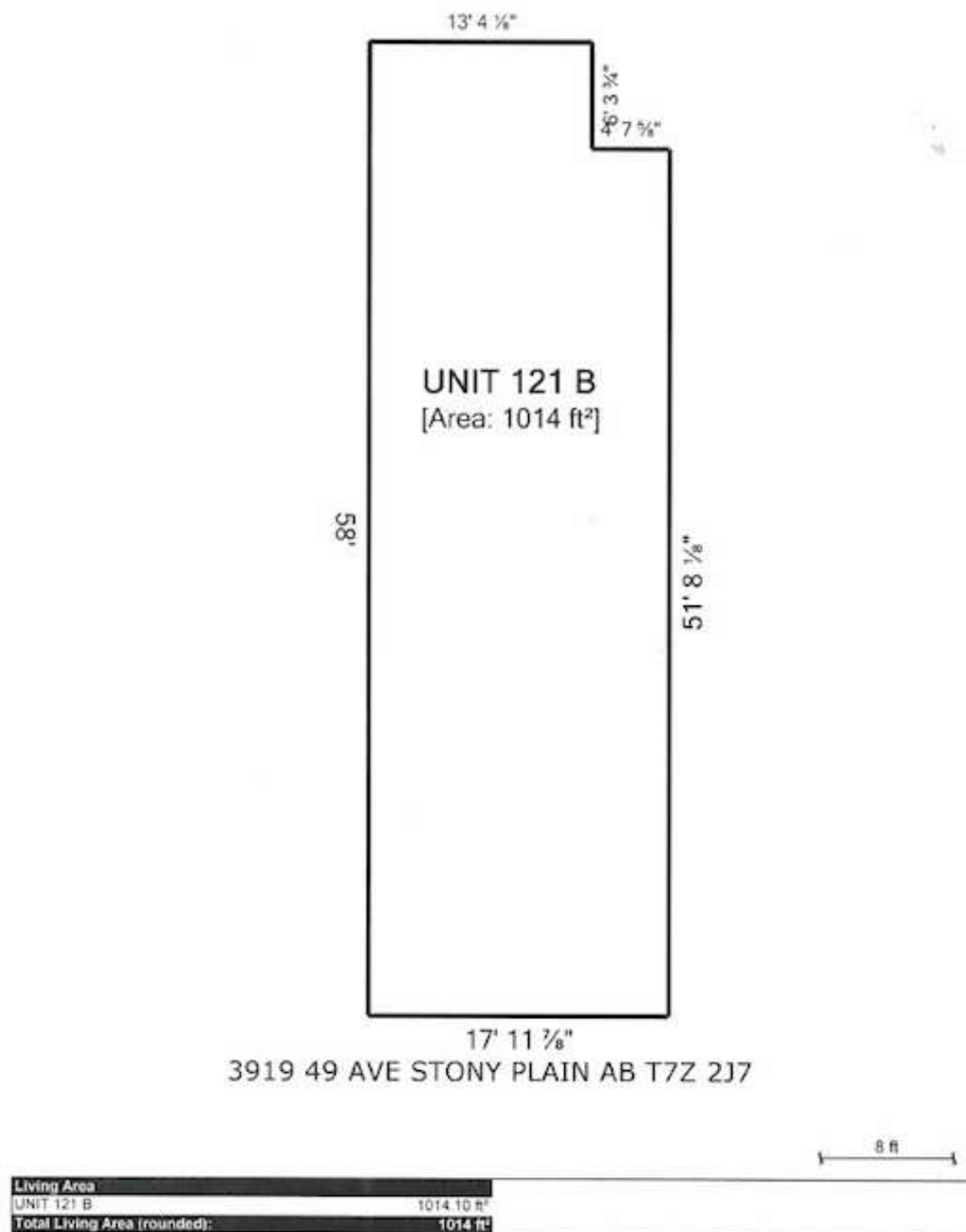
PROPERTY PICTURES



TRANSIT LINE



PROPERTY LAYOUT



LAND USE

2.11.0. C2 – General Commercial District**2.11.1. Purpose**

This district provides for a broad range of businesses and may include residential Development. This district is predominately located along collector and arterial roads, and highways to provide easy access and visibility.

2.11.2. Permitted Uses

Artisan Food Establishment
Artisan Shop
Automotive and Recreation Vehicle Sales
Automotive Service
Bar
Car Wash
Community Facility
Contractor Service
Funeral Home
Gas Bar
General Accessory Development
Government Service
Hotel
Motel
Office
Outdoor Eating Establishment
Park
Personal Service
Pet Grooming
Private Club
Recreation Facility
Repair Service
Residential Sale Centre
Restaurant
Retail Store
Theatre
Tourist Information Centre

2.11.3. Discretionary Uses

Building Supply Centre
Campground
Cannabis Retail Sales
Day Care Service
Drive-Through Establishment
Education Service
Garden Centre
Heavy Vehicle and Equipment Sale and Service (see Section 2.11.5.9.)
Microbrewery
Mini Storage (see Section 2.11.5.9.)
Multi-Unit Dwelling
Outdoor Display Area Accessory Development
Outdoor Storage Accessory Development
Parking Facility
Recycling Depot
Religious Assembly
Shipping Container Accessory Development
Veterinary Clinic