

FOR LEASE

PARK HOUSE - RETAIL/OFFICE

NAI Commercial



**ECONOMICAL
RATES**
Starting \$5 PSF

**APPROVED FOR CHILDCARE SERVICES, CHURCHES,
MEDICAL, RETAIL AND PROFESSIONAL USES**

5013 - 48 STREET | STONY PLAIN, AB | RETAIL/OFFICE

PROPERTY DESCRIPTION

- Ability to accommodate a wide variety of users with retail, and office space available
- Multiple size options
- High parking ratio
- Signage opportunities available
- Located in one of the principal commercial nodes in Stony Plain with great access

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780 436 7410



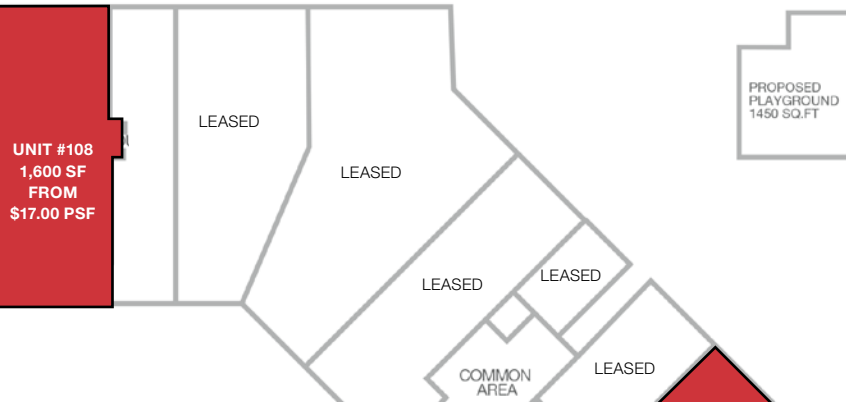
NAIEDMONTON.COM

ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Plan 6913ET, Block 6, Lot 7
ZONING	C2 - Commercial General District
PARKING	Scramble
TI ALLOWANCE	Negotiable
PYLON SIGNAGE	\$60/month
NET RENTAL RATE	\$17.00/sq.ft./annum for main floor \$5.00/sq.ft./annum for 2nd floor
OPERATING COSTS	\$12.00/sq.ft./annum (2025 budget) includes common area maintenance, property taxes, building insurance, management fees, water and gas



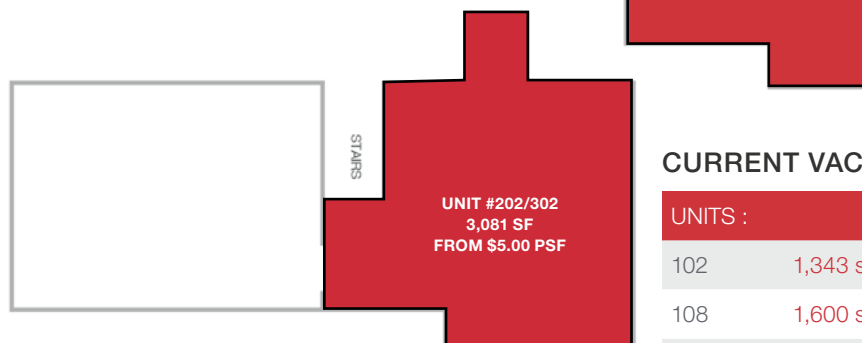
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



CURRENT VACANCIES

UNITS :

102	1,343 sq.ft.±	Starting at \$17/sq.ft./annum
108	1,600 sq.ft.±	Starting at \$17/sq.ft./annum
201	1,592 sq.ft.±	Starting at \$5/sq.ft./annum
202/302	3,081 sq.ft.±	Starting at \$5/sq.ft./annum
203	2,453 sq.ft.±	Starting at \$5/sq.ft./annum

