

FOR LEASE

SUMMIT CENTRE - *PHASE 2*

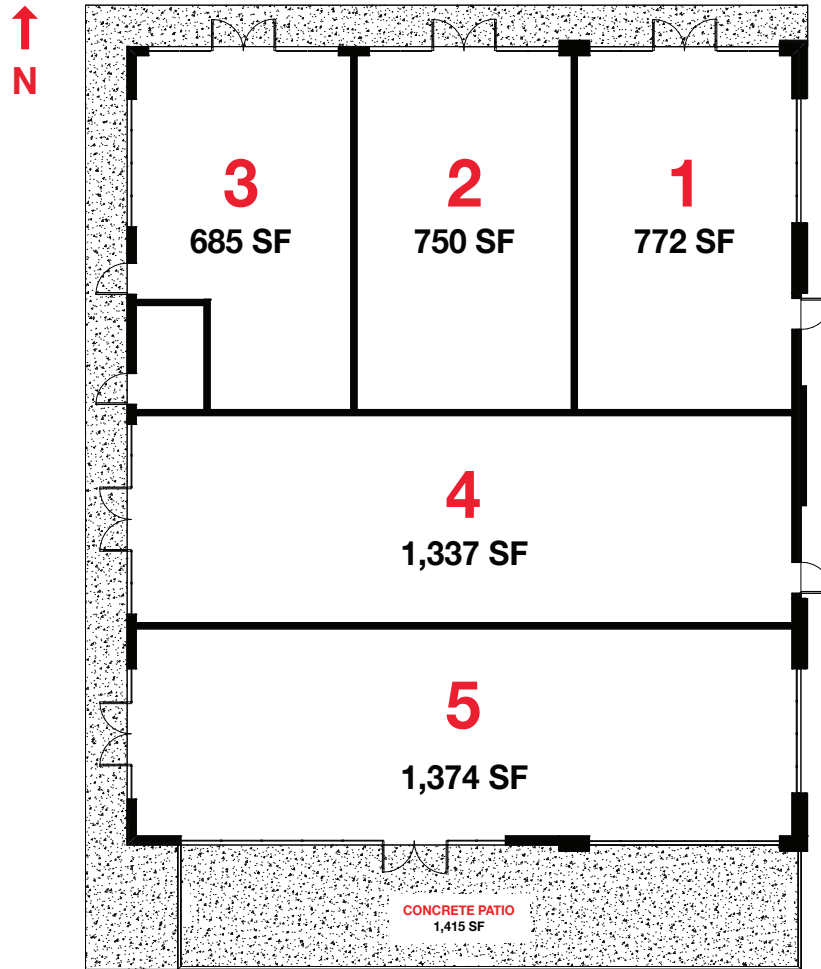


\$32 SF | \$11.50 OP | Fall 2026

**PRIME STONY PLAIN COMMERCIAL
OPPORTUNITY COMING SOON**

4620 48th St, Stony Plain, AB T7Z 1L4

BUILDING PLAN



FEATURES

- **Location:** High-visibility site at the corner of 48 Street (HWY 779) and 46 Avenue.
- **Space Available:** Future standalone building offering 5 bays ranging from 685 to 3,600+/- SF of customizable space.
- **High Traffic & Exposure:** Located on one of Stony Plain's busiest corridors with approximately 15,000 vehicles passing daily.
- **Zoning:** C2 - Commercial General, making it an ideal fit for a fast-food franchise, restaurant, or bar.
- **Shared Synergy & Parking:** Positioned within the same parking lot as the Summit Professional Centre. Benefits from shared traffic, ample parking, and proximity to well-established tenants.
- **Nearby Amenities:** Surrounded by major draws including Freson Bros, TD Canada Trust, Co-op, and Servus Credit Union.

BUILDING RENDERINGS

RETAIL | RESTURANTS | OFFICE | MEDICAL

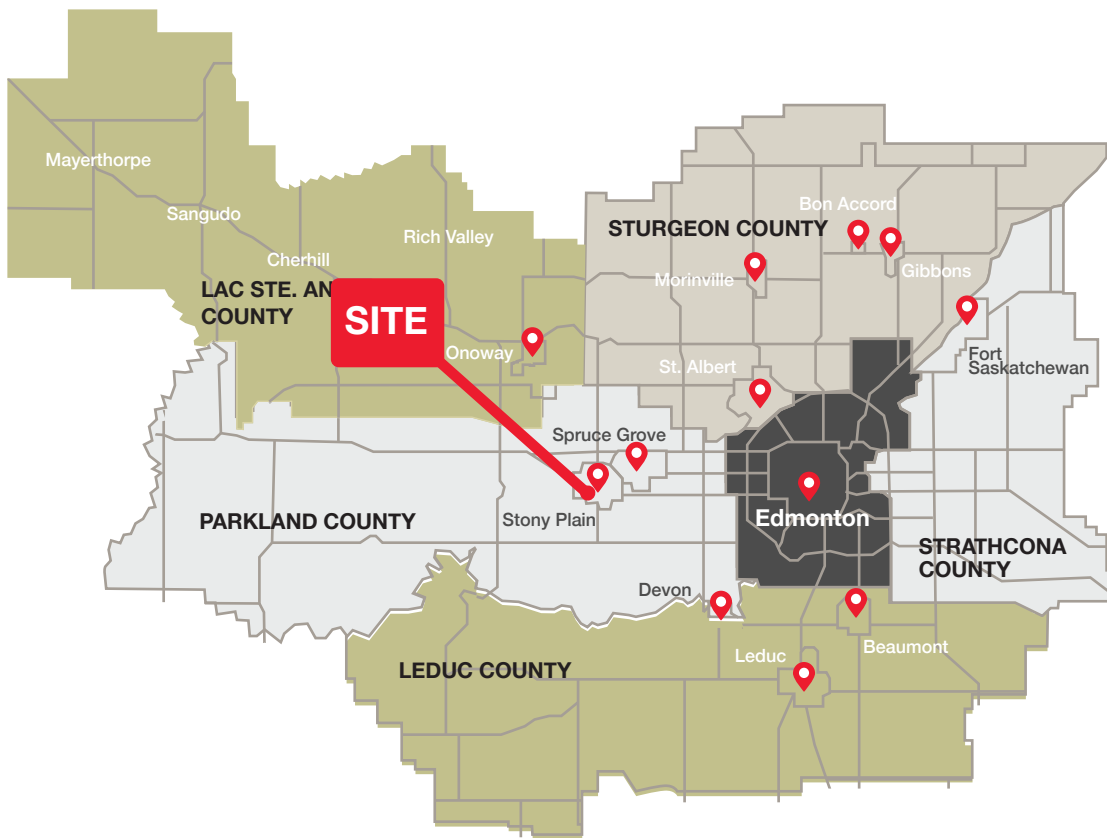
NORTH BUILDING VIEW



SUMMIT CENTRE - *PHASE 2*

SOUTH BUILDING VIEW





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**DEVELOPER & AGENT
HERE TO MAXIMIZE
YOUR COMMERCIAL VALUE**