

**\$250K BELOW ASSESSED VALUE**



# Park House

24,464 SF± RETAIL/OFFICE BUILDING

5013 - 48 STREET, STONY PLAIN, AB

**FOR SALE**



NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



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NAIEDMONTON.COM

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**NAI**Commercial

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## Property Highlights



Ability to accommodate a wide variety of users with retail, and office space available



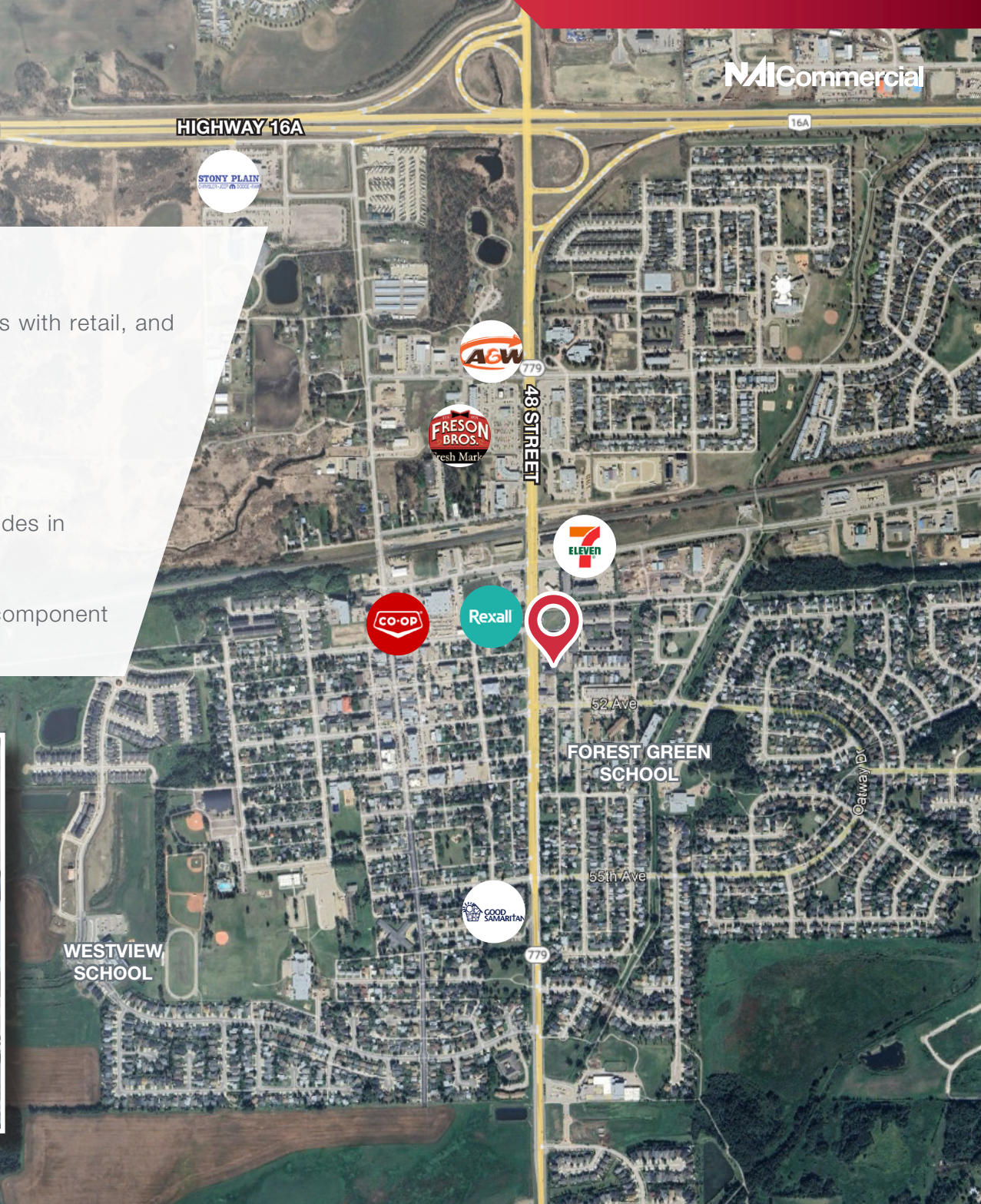
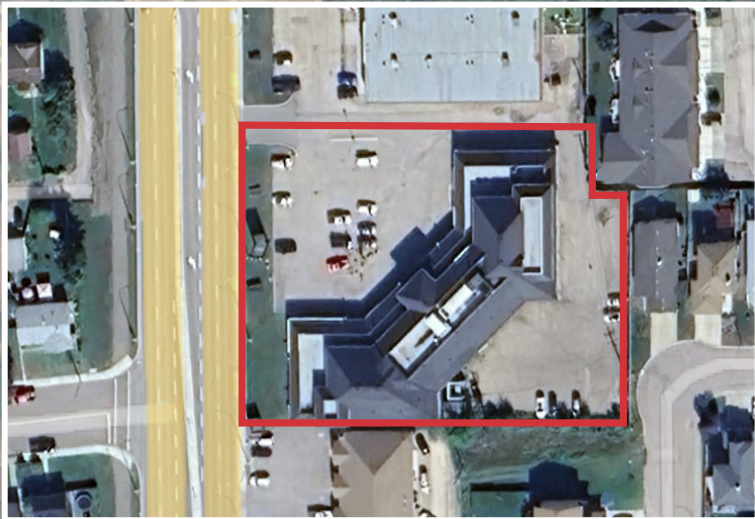
High parking ratio



Located in one of the principal commercial nodes in Stony Plain with great access



Opportunity for Owner/User with Investment component



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## Additional Information

LEGAL DESCRIPTION	Plan 6913ET, Block 6, Lot 7
BUILDING SIZE	24,464 sq.ft.± total
ZONING	C2 - Commercial General District
PARKING	Scramble
CURRENT NOI	\$249,312 (CAP RATE 6.74%)
PROFORMA NOI	\$306,115 (CAP RATE 8.27%)
SALE PRICE	\$3,700,000
PROPERTY TAXES	\$50,597.75 (2025 estimate)
ASSESSED VALUE	\$3,948,600 (2025)
NOTES	Renewals being currently negotiated

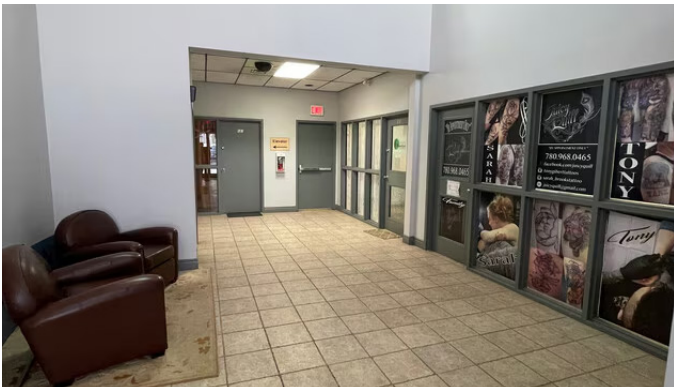


IDEAL FOR CHILDCARE SERVICES, CHURCHES, MEDICAL, RETAIL AND PROFESSIONAL USES

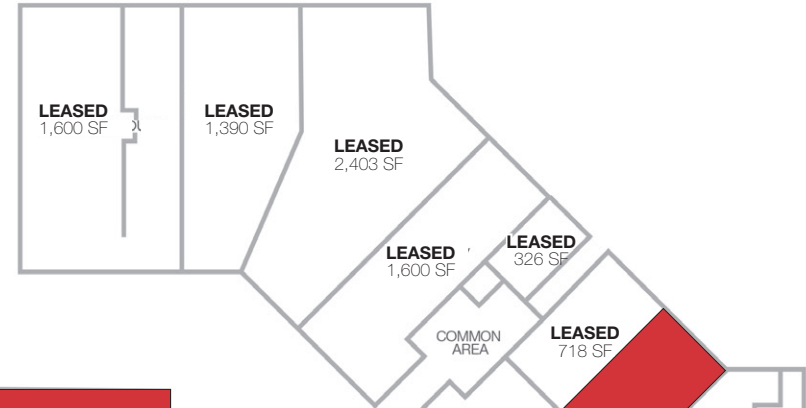


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## FIRST FLOOR



## SECOND FLOOR



**25,915**  
DAYTIME POPULATION



**3.2%**  
ANNUAL GROWTH 2023-2033



**\$113,031**  
AVERAGE HOUSEHOLD INCOME



**\$792M**  
CONSUMER SPENDING

2025 COSTAR DEMOGRAPHICS WITHIN 5 KM RADIUS

The logo for NAI Commercial, featuring the letters 'NAI' in a bold, white, sans-serif font, followed by the word 'Commercial' in a similar font. The background is a dark, semi-transparent overlay over a photograph of a commercial building and parking lot.

# NAI Commercial

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