

TURN-KEY MEDICAL BUILDING OPPORTUNITY

5106 - 50 STREET | STONY PLAIN, ALBERTA

FOR
SALE
OR
LEASE



Excellent opportunity to purchase or lease turn-key medical space situated on main street in Stony Plain. Features include:

- Well maintained stand-alone building currently occupied by a pharmacy with vacant turn-key medical space.
- Opportunity to purchase the entire building with a pharmacy lease-back or the property can be subdivided for a sale of the medical space only. The medical space is also available for lease.
- The medical space offers a reception area, waiting room, 8 exam rooms, 4 physician offices, nurse station, nurse/admin office, large meeting/training room, staff room, 3 washrooms and ample storage.
- Ideal for physicians, physiotherapists, chiropractors and other healthcare uses.
- Located in Stony Plain's downtown core, with high vehicle and foot traffic.
- Nearby local amenities and residential neighbourhoods, with easy access to Highway 779, Highway 16A and Highway 16.

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TURN-KEY MEDICAL BUILDING OPPORTUNITY

DETAILS

MUNICIPAL ADDRESS	5106 - 50 Street Stony Plain Alberta
LEGAL DESC.	Plan 4180R, Block 6, Lots 3 & 4
SPACE TYPE	Medical/Healthcare
POSSESSION	Negotiable
PARKING	Free visitor and staff parking at rear of the property and street parking available
ZONING	C3 (Central Mixed Use District)
SIGNAGE	Exterior Fascia
MEDICAL SPACE	Sale: ± 3,500 SF Lease: ± 3,540 SF plus a low ceiling storage basement
BUILDING AREA	± 7,080 SF
SITE AREA	± 7,798 SF (91% site coverage)
BUILT	1964 with renovation in 2011
CONSTRUCTION	Concrete block
UTILITIES	Water & Gas seperately metered
HVAC	Roof top w/secondary forced air furnace, A/C unit
SECURITY	Building alarm system

Purchaser/Tenant to verify square footage

SALE FINANCIALS

Taxes \$11,782.11 (TBC)

Sale Price Land & Building: **\$2,520,000**
Medical Space: **Contact For Price**

LEASE FINANCIALS

Base Rent **Market**

Operating Costs **\$6.39 PSF**
(2021 estimated includes property taxes, garbage and snow removal, electricity, landlord's insurance, management fee)

Lease Term Negotiable

Utilities Tenant is responsible for gas & water

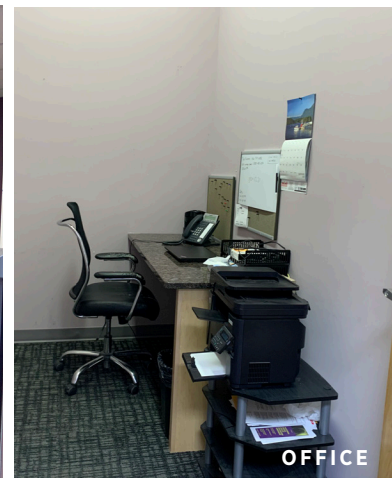


RECEPTION

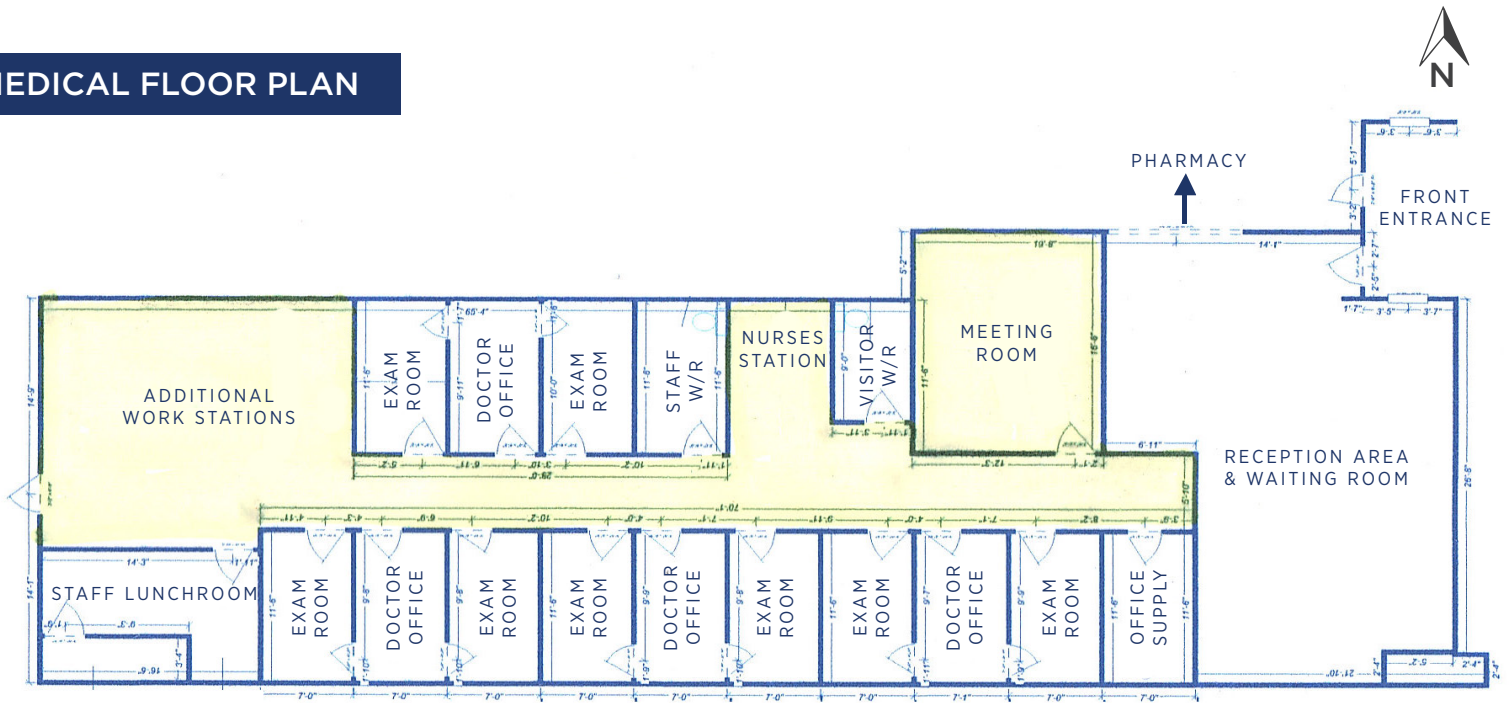


HALLWAY

TURN-KEY MEDICAL BUILDING OPPORTUNITY



MEDICAL FLOOR PLAN



TURN-KEY MEDICAL BUILDING OPPORTUNITY

DEMOGRAPHICS (2019 - TOWN OF STONY PLAIN)



Current Residents
17,842



Avg. Household Income
\$83,855



25,000 vehicles/day
*travel through the
Town of Stony Plain*

ADDITIONAL HIGHLIGHTS

- Functional medical office configuration
- Furniture and trade fixtures are negotiable in a sale or lease
- Patient barrier free washrooms and separate staff washroom
- Private staff entrance at rear of the building
- In-suite washer and dryer
- LED lights in exam rooms and hallways
- Adjacent businesses include CIBC, ATB Financial, Drayden Insurance, H&R Block



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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Purchaser/Tenant.

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