

1,232 sf

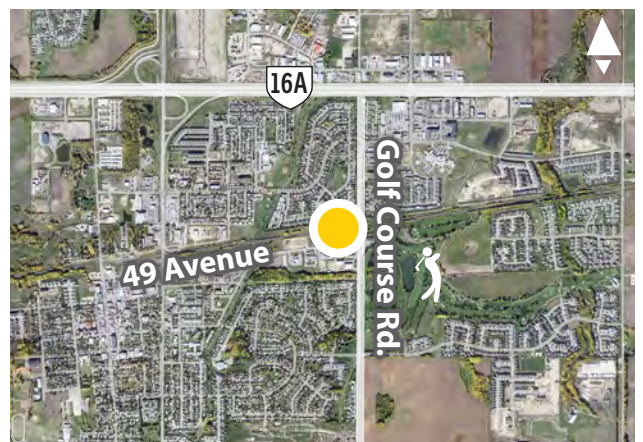
Unit 106



RETAIL SPACE FOR LEASE

The Junction Retail Centre
3805 49 Avenue, Stony Plain

- » Busy intersection of Golf Course Rd and 49 Avenue
- » Ample parking.



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
CONTACT:

Aline Schoepp, ASSOCIATE

C: 780-910-6893

O: 780-463-3332

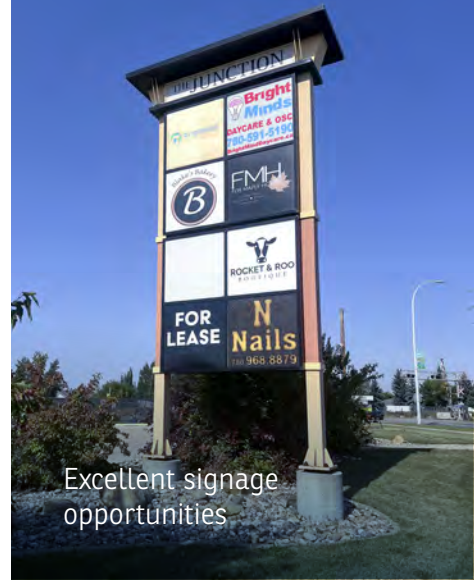
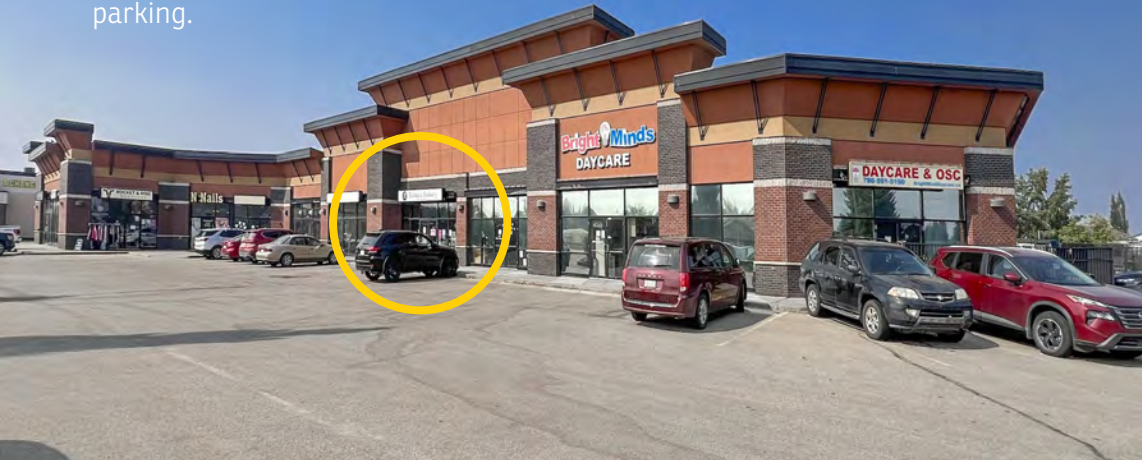
aschoepp@barclaystreet.com



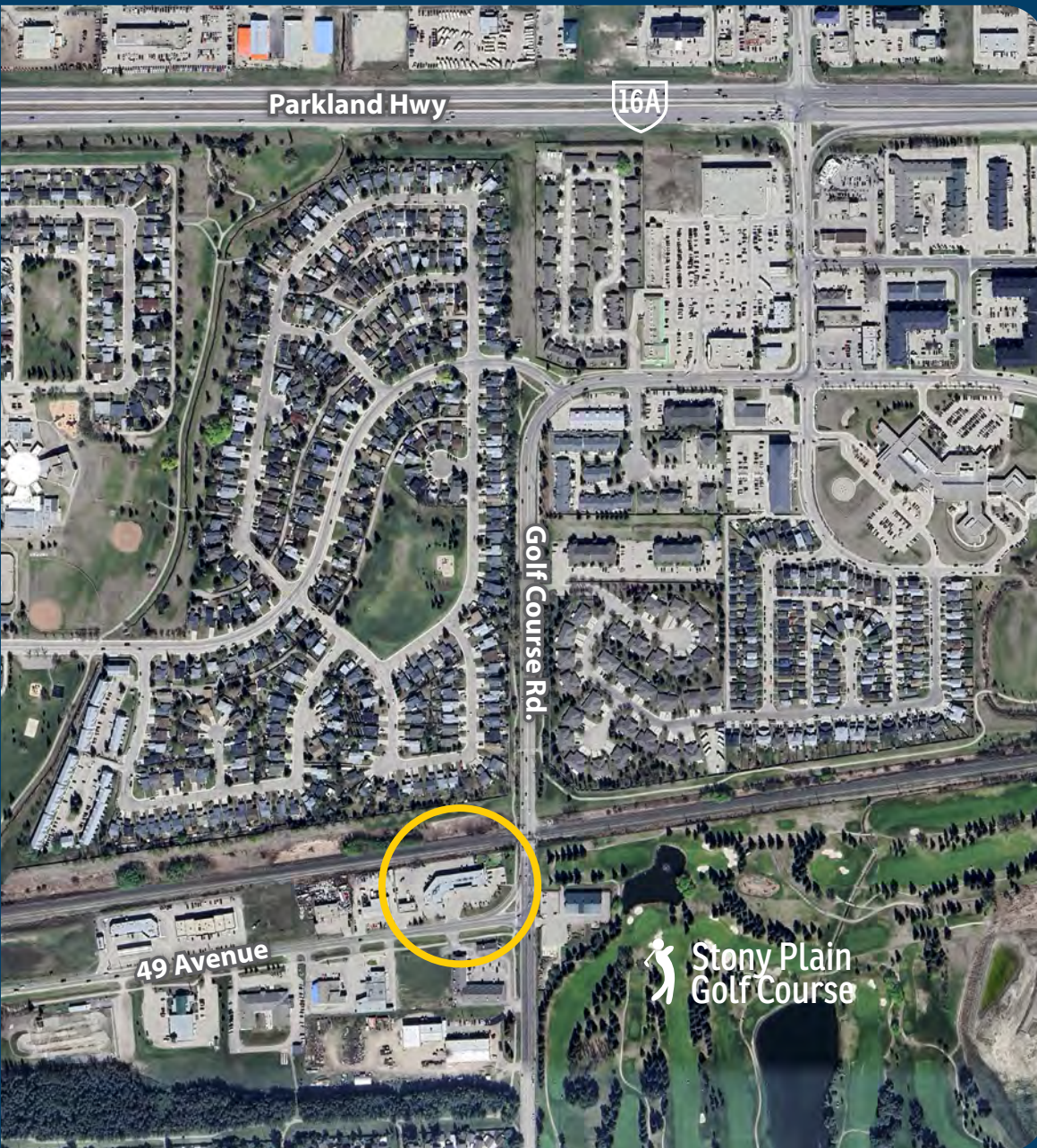
TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS

Well-maintained building with professional curb appeal and ample parking.



Excellent signage opportunities



HIGH-TRAFFIC VISIBILITY

Situated at the intersection of Golf Road and 49 Avenue, this property offers strong visibility with steady daily traffic

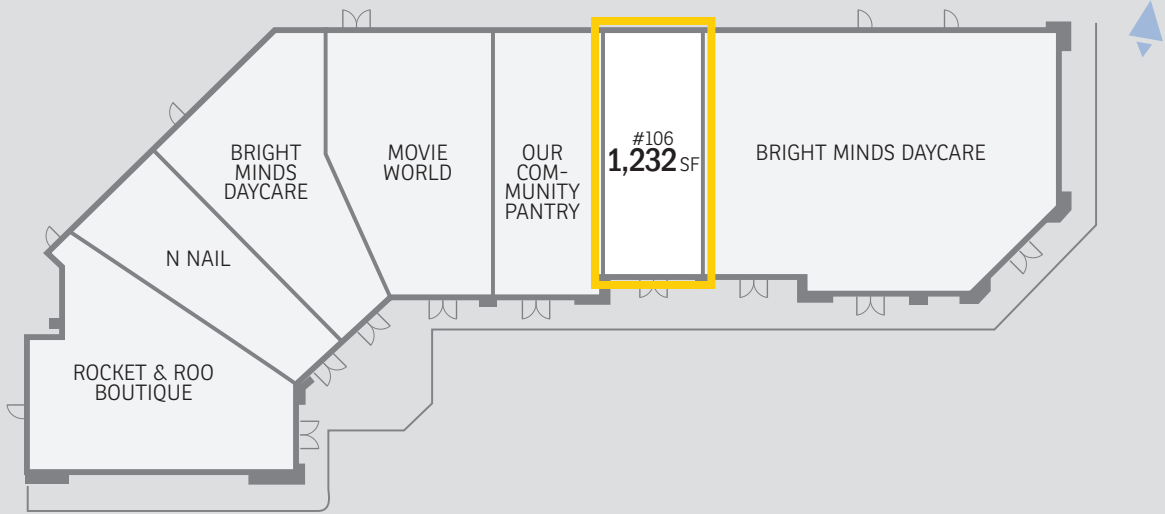
Nearby Stony Plain Golf Course adds to the area's activity and draws consistent local traffic.



GREAT ACCESSIBILITY

Only minutes from Highway 16A, the site has quick connections to Edmonton and Spruce Grove.

- | | |
|--------------|-------------------------|
| 2-4 | minutes to HWY 16A |
| 7-10 | minutes to SPRUCE GROVE |
| 15-20 | minutes to EDMONTON |



LEASE INFORMATION

MUNICIPAL ADDRESS:
3805 49 Avenue, Stony Plain, AB

LEGAL:
Plan 9924049; Lot 3

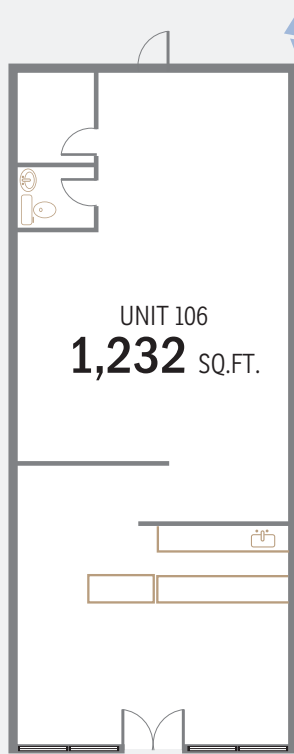
ZONING:
C2 (Vehicle Oriented Commercial)

AVAILABLE FOR LEASE:
1,232 sq. ft. – Unit 106

AVAILABILITY:
October 1, 2026

ASKING RENT:
\$22.00 per sq. ft.

OP COSTS:
\$7.25 per sq. ft. (2026)



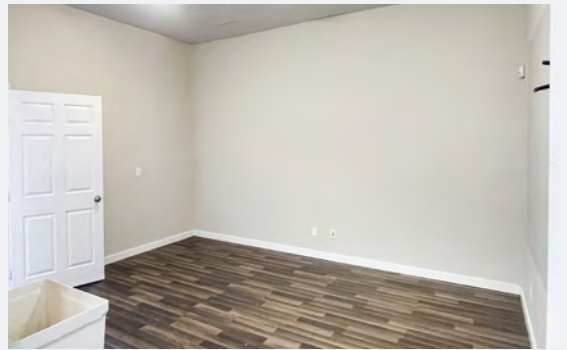
Not to scale. May not be exactly as shown.



UNIT 16
2,016 SQ.FT.



UNIT 105
1,440 SQ.FT.



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