



FOR SALE

STONY PLAIN LAND

4905 49 AVENUE, STONY PLAIN, AB

VACANT 1.0 ACRE COMMERCIAL LOT FOR SALE

AVAILABLE IMMEDIATELY

 **CUSHMAN & WAKEFIELD**
Edmonton

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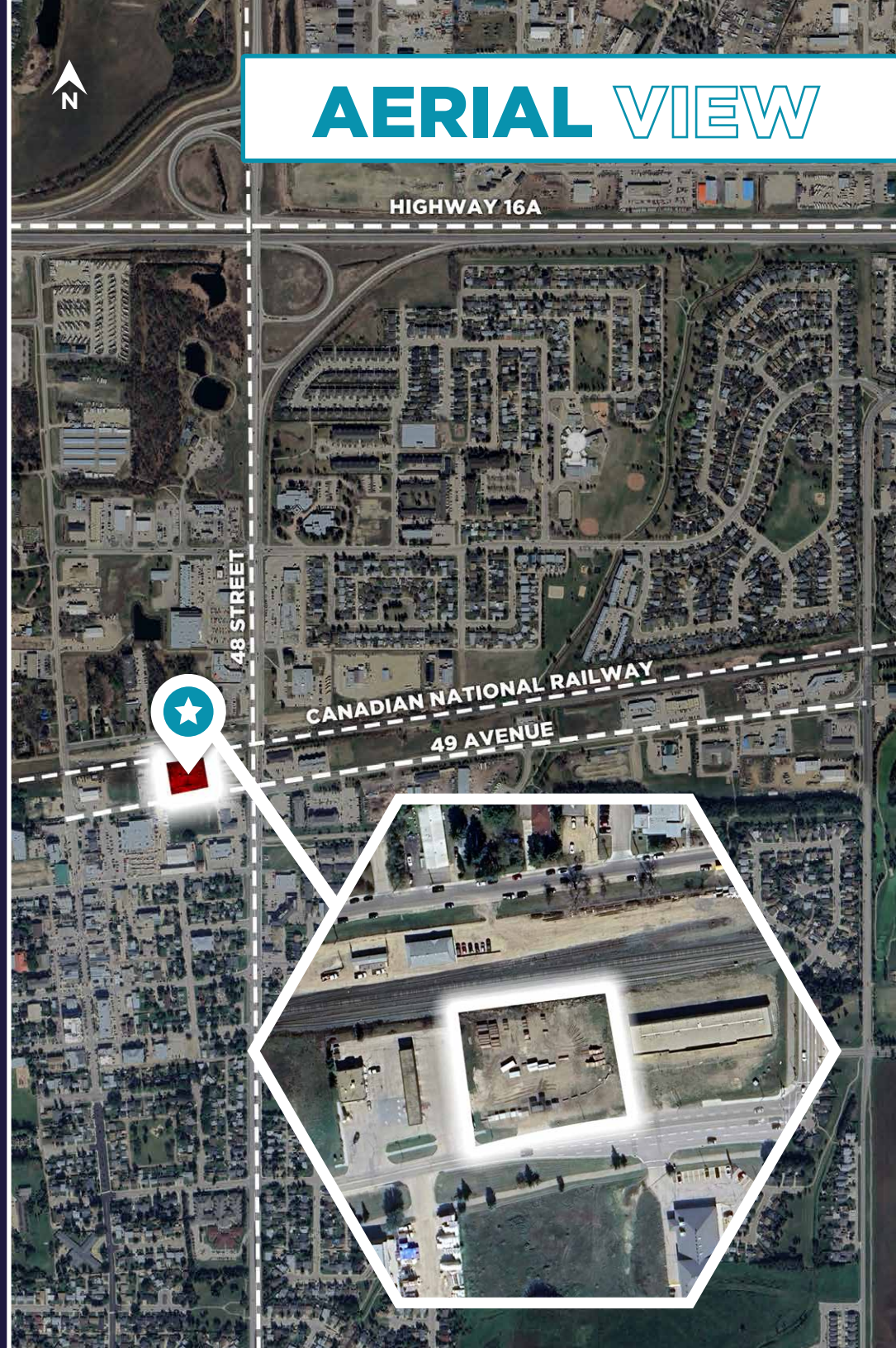
cody.miner@cwedm.com

PROPERTY HIGHLIGHTS

- 1.0 Acre commercial lot in the heart of Stony Plain
- Municipal Address: 4905 49 Avenue, Stony Plain, Alberta
- Zoning: C2 - General Commercial District (supports a wide range of commercial uses)
- Located along the 49th Avenue commercial corridor, a well established mixed use area with strong traffic and business presence
- Graveled yard
- Surrounded by commercial and light industrial businesses, offering excellent exposure and accessibility

PROPERTY DETAILS

MUNICIPAL ADDRESS	4905 49 AVENUE, STONY PLAIN, AB
LEGAL DESCRIPTION	PLAN 0626737; BLOCK 1; LOT 3
ZONING	C2 - GENERAL COMMERCIAL DISTRICT
LAND SIZE	1 ACRE
AVAILABILITY	IMMEDIATELY
PROPERTY TAXES	\$10,334.87/YR (2024)
SALE PRICE	CONTACT AGENT



AERIAL VIEW

HIGHWAY 16A

48 STREET

CANADIAN NATIONAL RAILWAY

49 AVENUE