



# For Lease

4101 49 Avenue  
Stony Plain, AB

Drive-Thru QSR Opportunity - 1,873 SF  
Inline Retail Bay - 1,106 SF



**RON ODAGAKI**

*Associate Vice President*

[ron.odagaki@jll.com](mailto:ron.odagaki@jll.com)

+1 403 456 3245

**LAUREN YANICK**

*Associate*

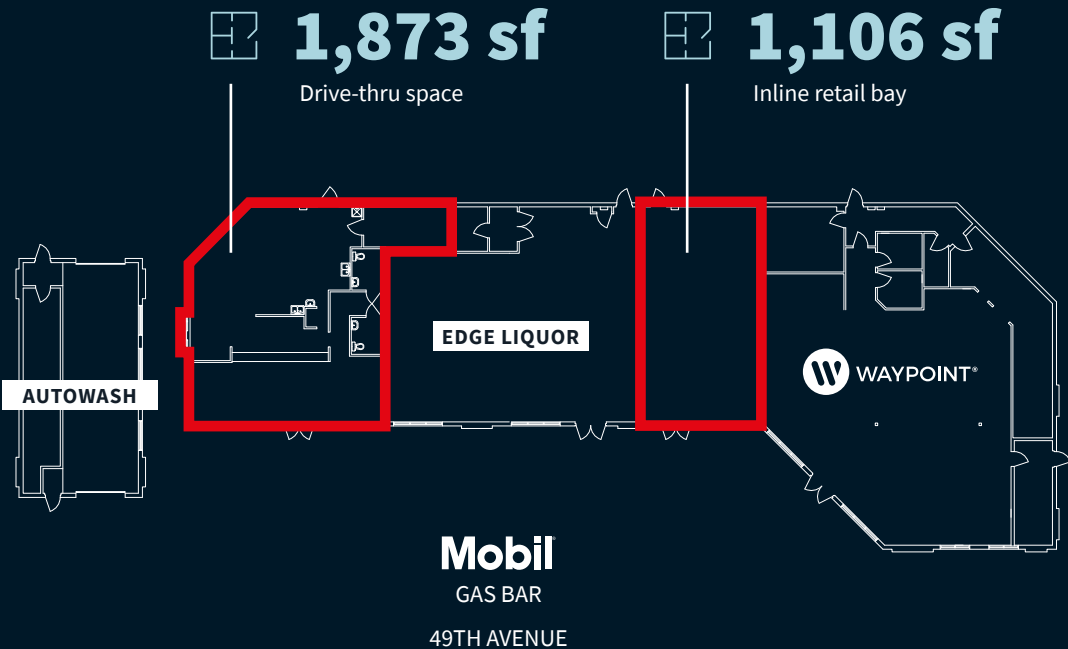
[lauren.yanick@jll.com](mailto:lauren.yanick@jll.com)

+1 403 456 3136

# Property Highlights

A drive-thru opportunity and small format inline space at a centrally located convenience retail centre. Commands a constant stream of traffic along 49 Avenue. Several recreation areas within this town centre arterial.

Available Area



High-Visibility Retail with Excellent Frontage



Premier End-Cap with Dedicated Drive-Thru

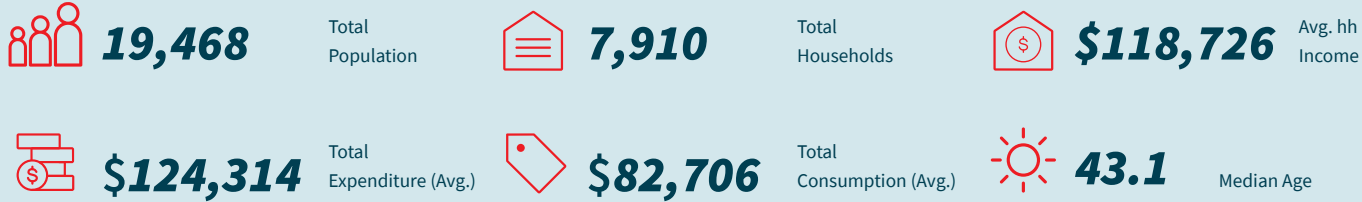


## Property Details

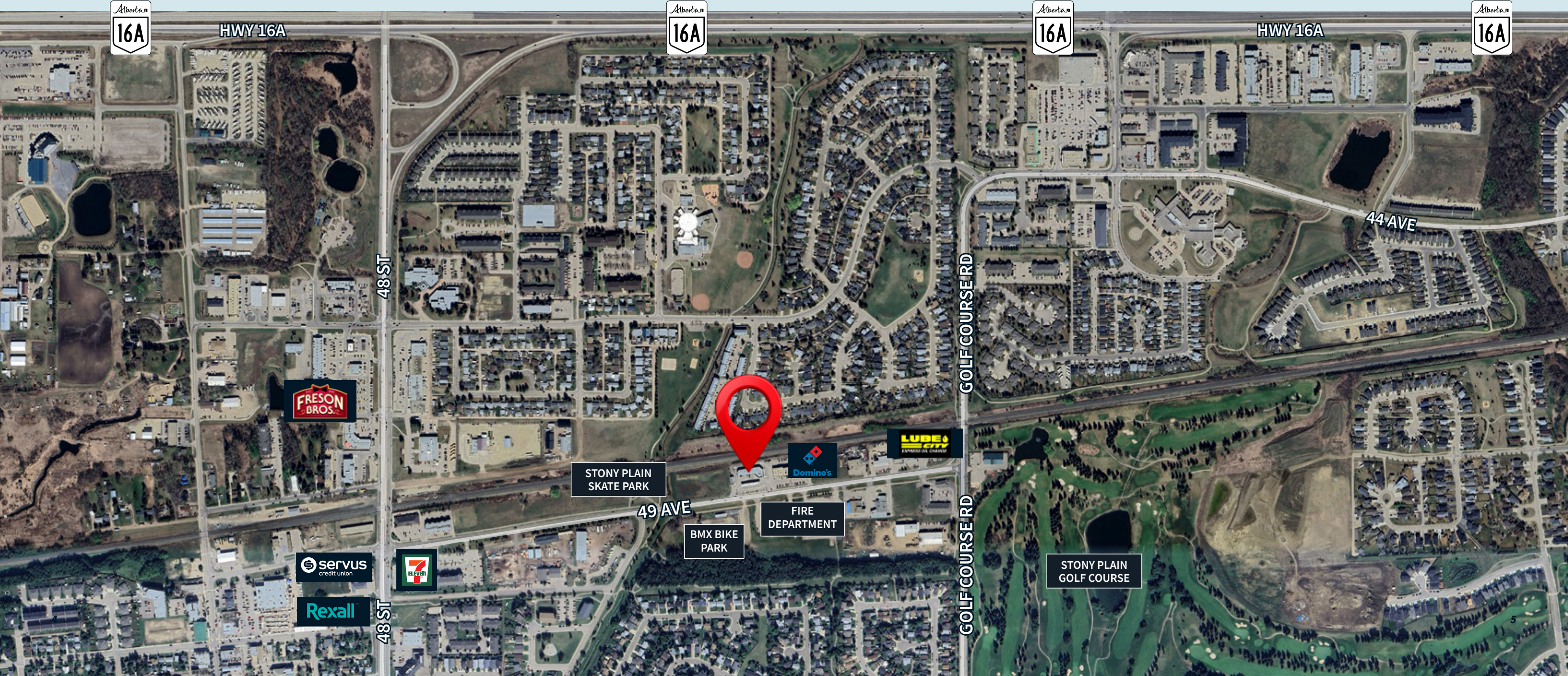
Base Rent	Additional Rent (Est. 2026)
<b>Market</b> Lease Rate (PSF)	<b>\$8.00</b> Op. Costs (PSF)
Zoning	<b>\$6.50</b> Taxes (PSF)
<b>C2</b> General Commercial District	Occupancy
Parking	<b>Immediate</b>
<b>24 spots</b>	

# Location Overview

Situated at a high-exposure intersection on Stony Plain’s primary central commercial corridor, the property offers exceptional visibility and access along 49th Avenue. It is strategically positioned within a proven quick-service restaurant and convenience retail hub next to several local amenities and recreational areas, allowing it to capture consistent demand from the area’s strong base of daily commuters, local residents, and daytime employees.



Regional trade area population is over 130,000





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