

FOR LEASE

GENESIS CENTRE

110 Genesis Drive,
Stony Plain, AB

**3,052 SF OF
FULLY FIXTURED
SPACE**

John Shamey

Partner
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Devan Ramage

Associate
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THE OPPORTUNITY

- High-exposure retail development strategically located along 48th Street.
- Space includes front reception/waiting area, 2 bathrooms, 5 treatment rooms, staff lunch room plus much more!
- Come join existing tenants Sorrentino's Restaurant, Ace Liquor, 7 Eleven, Petro Canada, Child Club Genesis Daycare and Peoples Pharmacy.
- 48th Street sees over 15,250 vehicles per day.
- Over 2,978 residents within a 1km radius.
- Ample-on site parking.
- Located less than 1km away from Memorial Composite High School, High Park School and the brand new Genesis Neighborhood.
- High-exposure Pylon signage available.

INTERIOR PHOTOS



PROPERTY DETAILS

ZONING

(C1) Local Commercial District Zoning

NEIGHBOURHOOD

Genesis

BUILT

2015

ZONING

(C1) Local Commercial District Zoning allows for a wide variety of uses.

LEASE RATE

Contact Listing Agent

ADDITIONAL RENT

\$8.86 Per SF (2023)

SIZE


3,052 SF

DEMOGRAPHICS

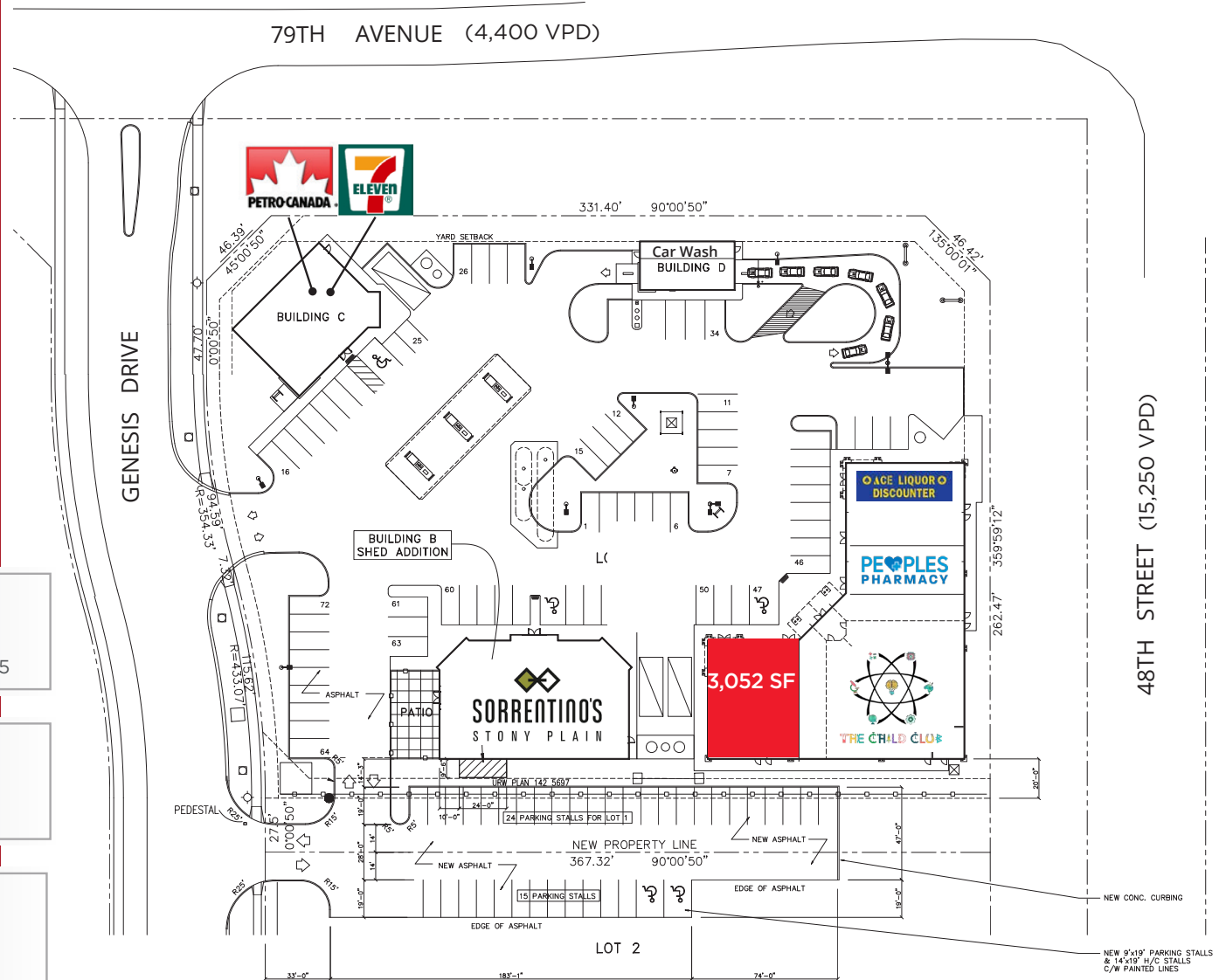
	POPULATION		
	1km	3km	5km
	2,887	15,225	20,655

	HOUSEHOLDS		
	1km	3km	5km
	975	5,787	7,909

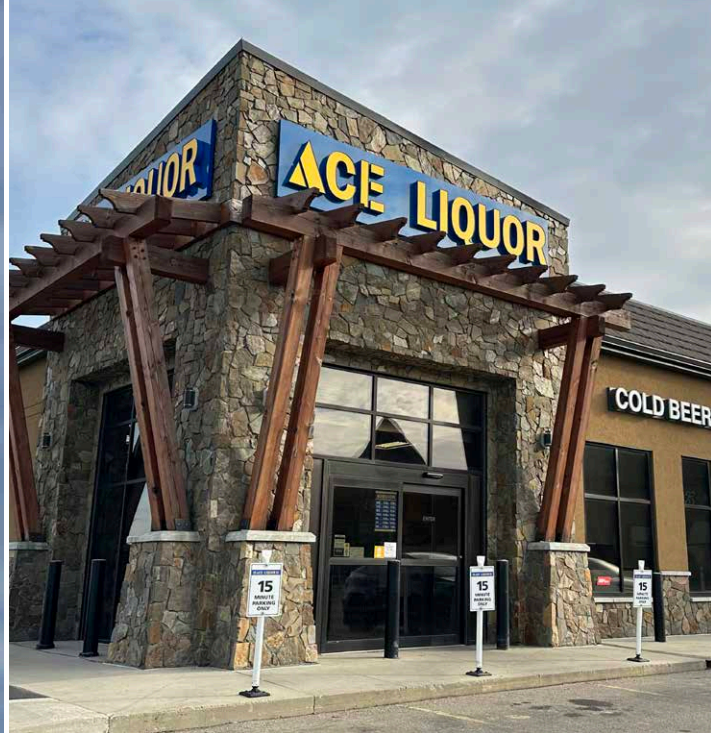
	AVERAGE INCOME		
	1km	3km	5km
	\$155,587	\$125,286	\$123,916

	VEHICLES PER DAY	
	15,250 on 48 Street	4,400 on Township Road

SITE PLAN



PROPERTY PHOTOS



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