

FOR SALE

10 BOULDER BOULEVARD
STONY PLAIN, ALBERTA



5,028 SF INDUSTRIAL BUILDING ON 1.54 ACRES

- Rare 5,028 SF industrial property on a fully fenced, compacted, and gravelled 1.54 acre site with a low \pm 7.5% site coverage ratio, ideal for a variety of industrial uses with its flexible M1-Business Industrial zoning.
- Warehouse space features three 14'h x 12'w electric grade overhead doors, \pm 16' ceiling height, radiant tube heating, LED lighting, and two dual-compartment sump drainage systems.
- Functional layouts: The 924 SF office features an open reception, bullpen area, a private office, men's and women's 2-piece washrooms, and a lunchroom. The 4,104 SF freestanding warehouse includes a 38'-wide clear-span open work area with a drive-thru bay, a 224 SF partitioned section with a three-piece washroom, and a bonus mezzanine for additional storage.
- Located just one minute from Highway 779, two minutes from Highway 16A and three minutes from Highway 16 (Trans-Canada hwy), the property offers quick access to major transportation corridors.

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MUNICIPAL
10 Boulder Boulevard, Stony Plain Alberta T7Z 1V7

LEGAL ADDRESS
Plan 8123250 Block 1 Lot 6

BUILDING SIZE
± 924 SF modular office
± 4,104 SF freestanding warehouse
± 5,028 SF total two building complex

LAND SIZE
± 1.54 Acres (7.5% site coverage ratio)

YARD
Gravelled and compacted

FENCING
Fully fenced, secured and gated

PARKING
± 5 designated and paved stalls out front

ZONING
MI - Business Industrial District

WAREHOUSE

LOADING
(3) 12'w x 14'h electric overhead graded doors

DRAINAGE
(2) dual compartment sumps

YEAR BUILT
1994 / renovated in 2004

CONSTRUCTION
Steel and wood frame

ROOF
Sloped metal roof

CEILING HEIGHT
± 16' clear

DIMENSIONS
± 38'w x ± 108'h

POWER
200 amp, 120/240 volt, 3 phase service
(125 amp sub-panel in office)

HEATING
Radiant tube

LIGHTING
LED



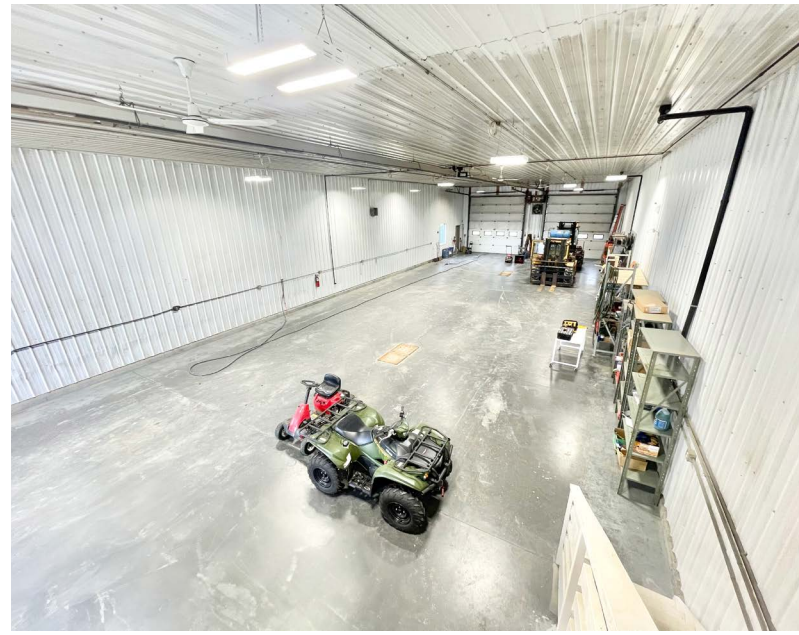
SALE PRICE:
\$1,449,000

PROPERTY TAXES:
\$12,123.42 (2024 ACTUALS)

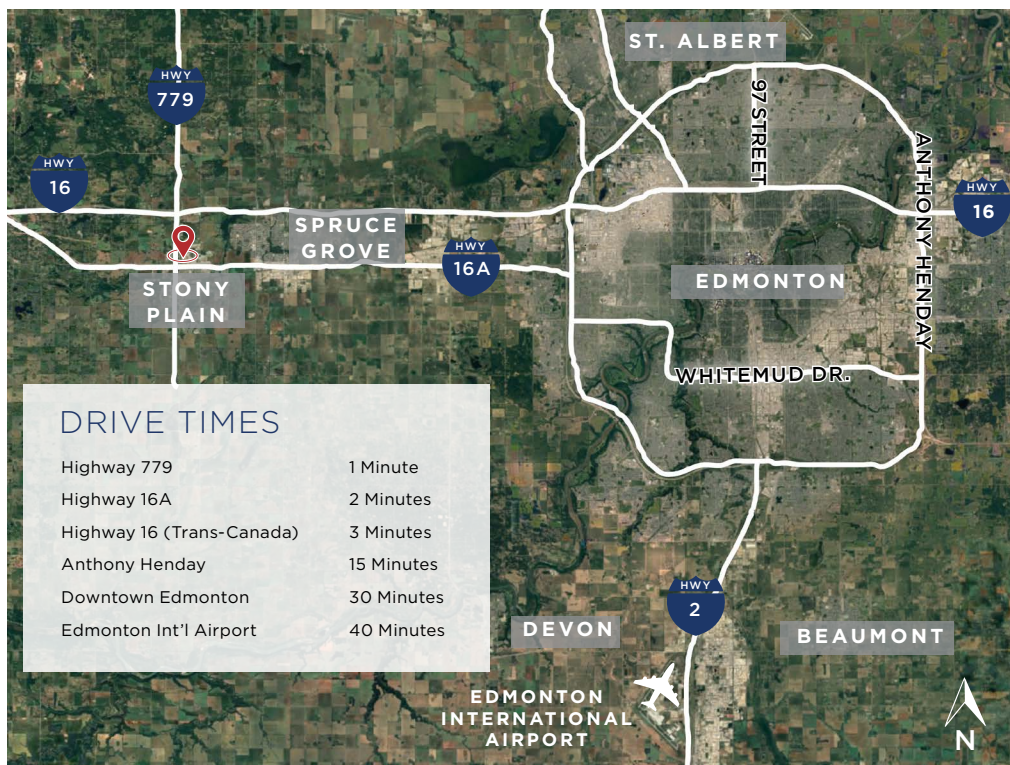
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