

# BUILD-TO-SUIT LEASE-TO-OWN FOR SALE

FULLY SERVICED INDUSTRIAL LOTS

RE/MAX  
COMMERCIAL



GOERTZ AVENUE & WOOD AVENUE  
STONY PLAIN | ALBERTA

- Excellent opportunity to join a fast growing synergistic industrial park in the busy town of Stony Plain.
- High exposure industrial lots fronting Highway 16A & Highway 779 with quick access to local amenities.
- All lots will be delivered stripped, graded and all off-site levies have been pre-paid by the developer.
- Additional options of crushed concrete, gravel or asphalt paving can be arranged.
- Municipal services are to the property line with paved approaches and LED street lights.
- Over 20,230 vehicles/day pass through on Highway 16A with over 12,510 vehicles/day on Highway 779.

**Darin Luciw**, Associate  
Investment Sales & Leasing  
780 573 0830  
darin@rcedm.ca

**Brandon Hughes**, Associate Broker  
Investment Sales & Leasing  
780 966 0699  
brandon@rcedm.ca

**Scott Hughes**, Broker/Owner  
Investment Sales & Leasing  
587 525 8901  
scott@rcedm.ca

**RE/MAX Commercial Capital**  
**Ritchie Mill**  
#302, 10171 Saskatchewan Drive  
Edmonton, AB T6E 4R5  
rcedm.ca | 780 757 1010





## PROPERTY DETAILS

Municipal Address	Goertz Avenue   Stony Plain, Alberta
Legal Address	Plan 1423188, Block 1, Lots 6B/8A/10/11-17
Zoning	M1 - <a href="#">Business Industrial</a>
Services	Full Municipal Standard
Off-Site Levies	All Pre-Paid
Traffic Counts (2015)	20,230 VPD through Highway 16A 12,510 VPD on Highway 779

LOT	SIZE	PRICE
10	6.3 acres	\$750,000/acre
11	4.9 acres	\$750,000/acre
14	2.2 acres	\$475,000/acre
15	2.2 acres	Please Inquire
16	2.2 acres	Please Inquire
17	2.2 acres	Please Inquire



# RJ INDUSTRIAL PARK | STONY PLAIN, ALBERTA







Stony Plain is a town in the Edmonton Capital Region of Alberta, Canada within Parkland County. Located just 17 km west of Edmonton, Stony Plain is easily accessible from both provincial highways 16 and 16A and is well situated for commutes to and from the west end of Alberta's capital city. Stony Plain is dominated by agricultural and other resource-based industries.

In the 2019 Census, the Town of Stony Plain had a population of 17,842. The town has an immediate trading area of over 60,000 and access to over 1 million in the capital region.

[www.stonyplain.com](http://www.stonyplain.com)



**Stony Plain**  
Population - 17,842  
*2019 Census*



**Highway 16A exposure**  
with a quick drive  
to Highway 16



**Convenient access**  
to the Edmonton  
International Airport



**10 mins to Spruce Grove**  
**25 mins to Edmonton**

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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Purchaser/Tenant.

Edmonton's **ONLY** RE/MAX Commercial Office

[www.rcedm.ca](http://www.rcedm.ca)