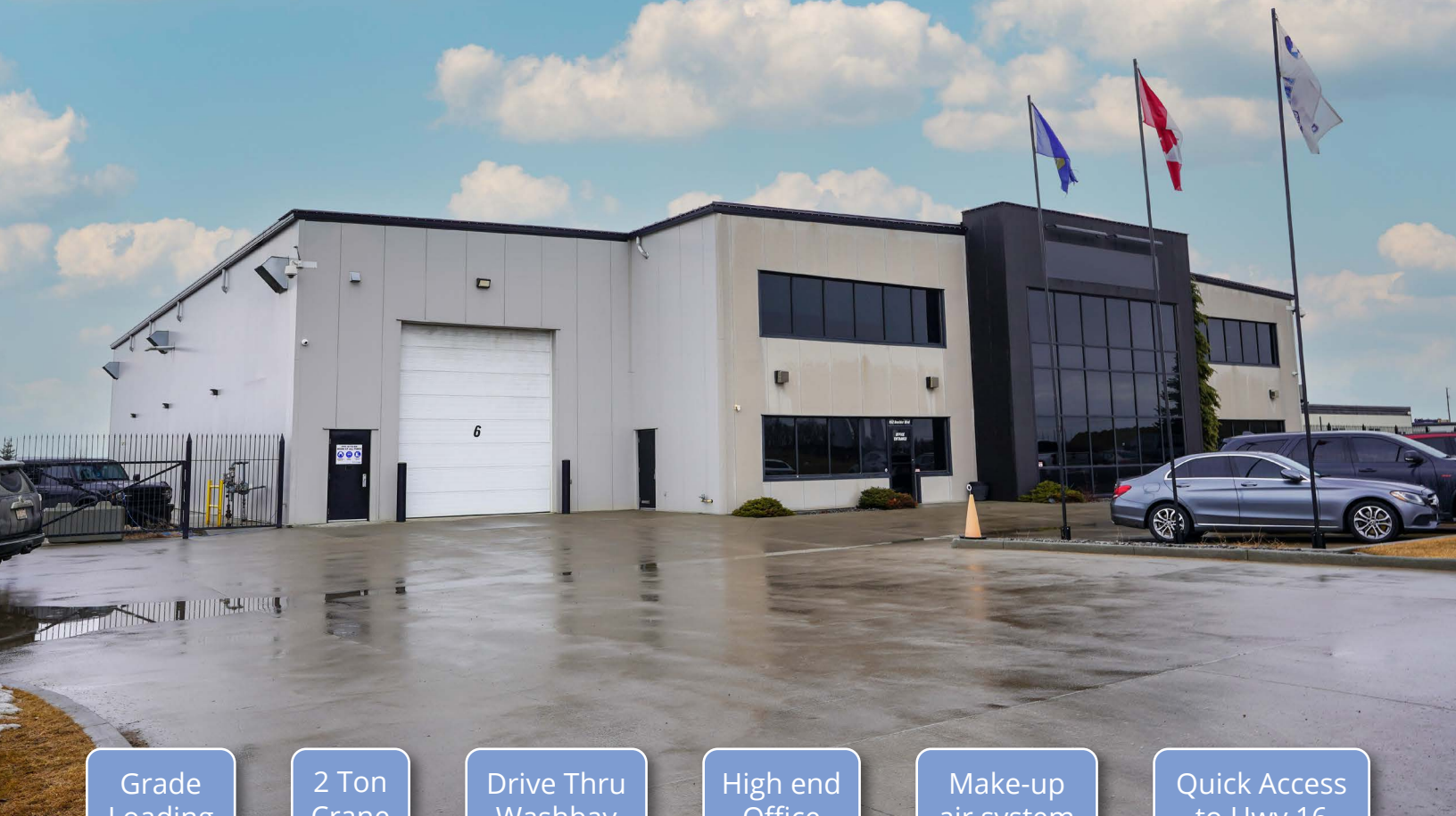


FOR SALE OR LEASE

952 BOULDER BOULEVARD

STONY PLAIN, ALBERTA



Grade
Loading

2 Ton
Crane

Drive Thru
Washbay

High end
Office

Make-up
air system

Quick Access
to Hwy 16

16,370 SF Freestanding Building on +/- 2.50 Acres

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Principal
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**AVISON
YOUNG**

FOR SALE OR LEASE

952 BOULDER BOULEVARD
STONY PLAIN, AB

952 BOULDER BOULEVARD
STONY PLAIN, ALBERTA

Legal Description: Plan 0728330; Block 2; Lot 11
*To be subdivided prior to closing

Site Size: +/- 2.50 Acres

Building Size: Shop: 7,200 SF
Washbay: 3,300 SF
Main floor office: 3,500 SF
Second floor office: 2,370 SF
Total: 16,370 SF

Year Built: 2010

Zoning: M1 - Business Industrial

Loading: 6 (14' x 16') Grade
1 (8' x 10') Grade

Power: 800 Amp, 600 Volt (TBC)

Ceiling Height: 22' clear

Crane: 2 Ton over 2 bays
(11' hook height)

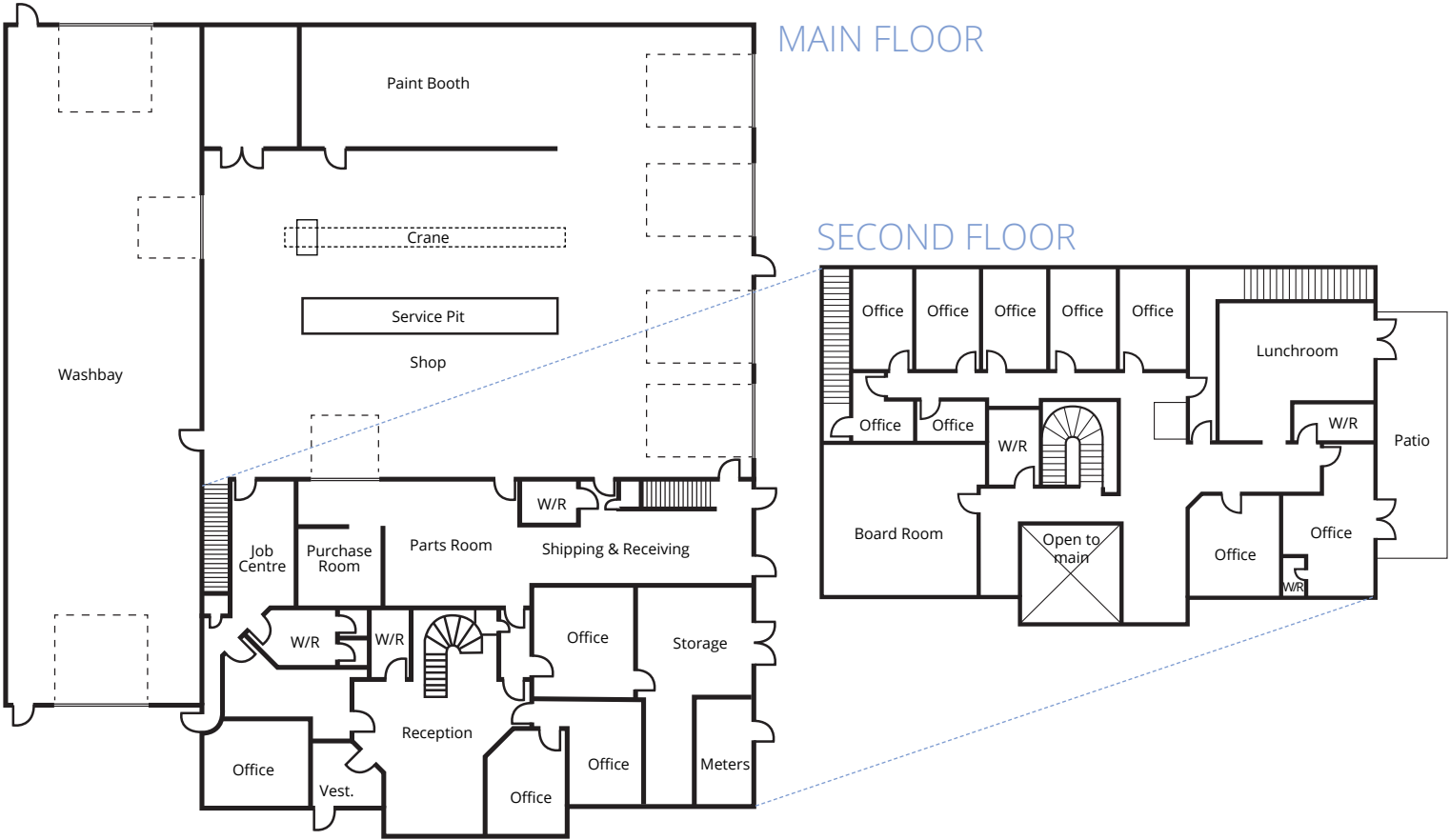
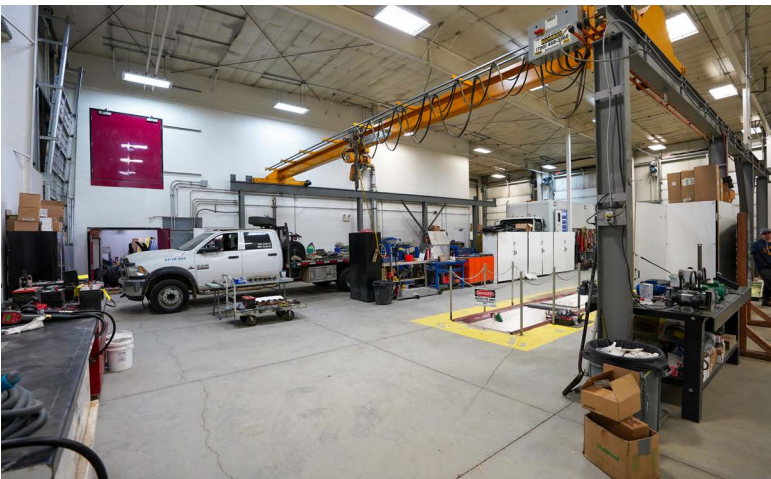
Lighting T5HO

Sale Price: \$4,050,000

Lease Rate: \$30,500 per month (net)

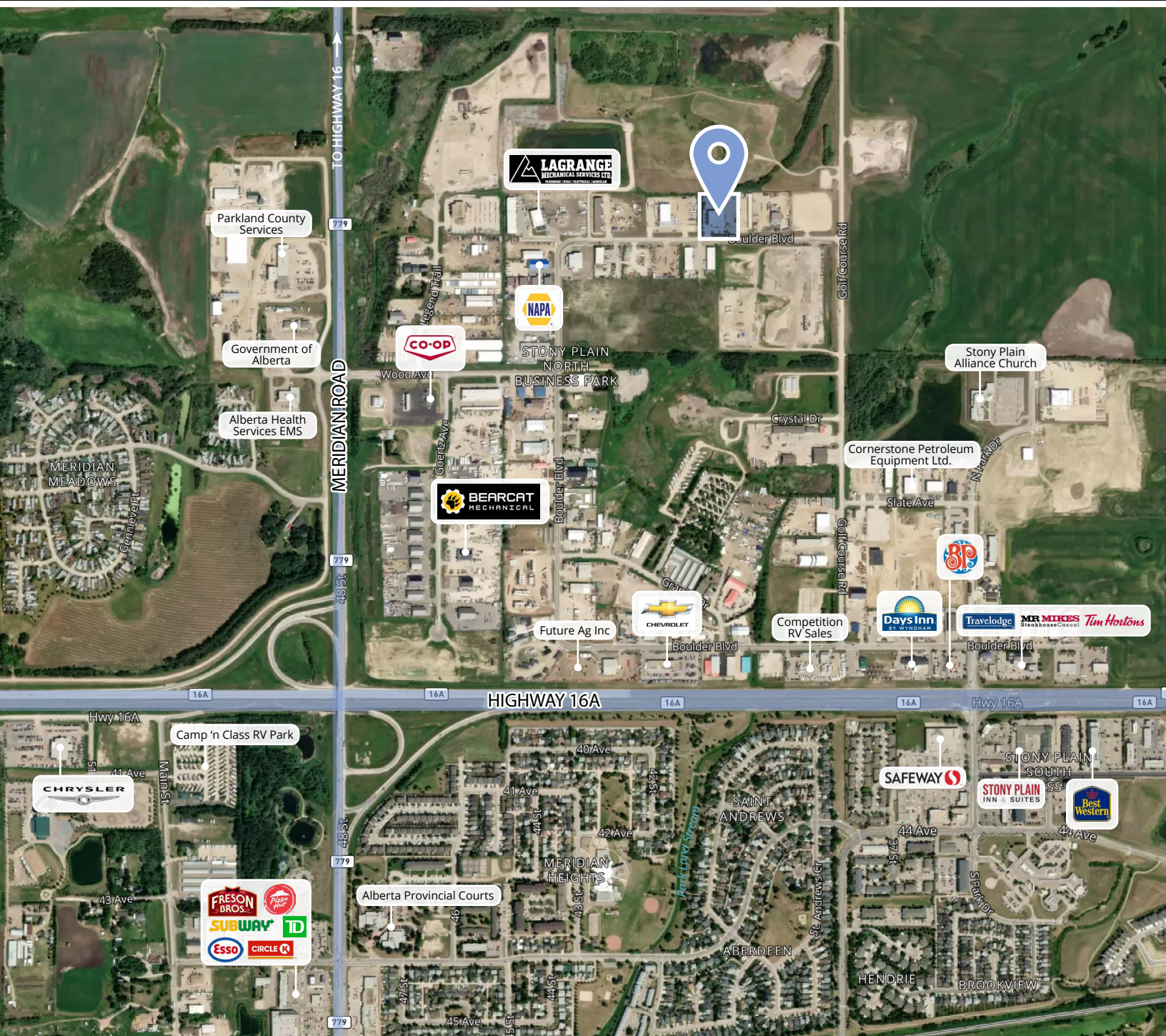
Additional Details:

- Service pit
- Hot and cold water hookups
- Air compressor lines throughout
- Hotsy pressure washing system
- Trench drain with two compartment sumps
- Drive through wash bay
- In floor heating and make up air system (7,500 CFM)



FOR SALE OR LEASE

952 BOULDER BOULEVARD
STONY PLAIN, AB



GET IN TOUCH

Visit us online
avisonyoung.com

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