

FOR SALE | FOR LEASE | BUILD TO SUIT

FULLY SERVICED INDUSTRIAL LOTS IN RJ INDUSTRIAL PARK

Highway 16A & Highway 779 | Stony Plain, Alberta



LOCATED LESS THAN 5 MINUTES FROM:

- ✓ A NEW BIG-BOX RETAILER PENDING ON 20 ACRES IN THE STONY PLAIN POWER CENTRE ①
- ✓ 120,000 SF ENGLISH BAY CHOCOLATE FACTORY (UNDER CONSTRUCTION)
- ✓ CANADA'S LARGEST PICKLEBALL FACILITY (UNDER CONSTRUCTION)

- High exposure industrial lots fronting Highway 16A & Highway 779 located less than a 5 minute drive to the Trans-Canada Highway (HWY 16).
- Full build-to-suit packages available with various improved land options, such as crushed concrete, gravel or asphalt paving.
- Over 27,900 vehicles/day pass through on Highway 16A with over 13,550 vehicles/day on Highway 779.
- Lots will be delivered stripped, graded and all off-site levies have been pre-paid by the developer.
- Municipal services are to the property line with paved approaches and LED street lights.
- Supportive vendor financing options on flexible terms available.



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THE DETAILS | RJ INDUSTRIAL PARK

LOT 10

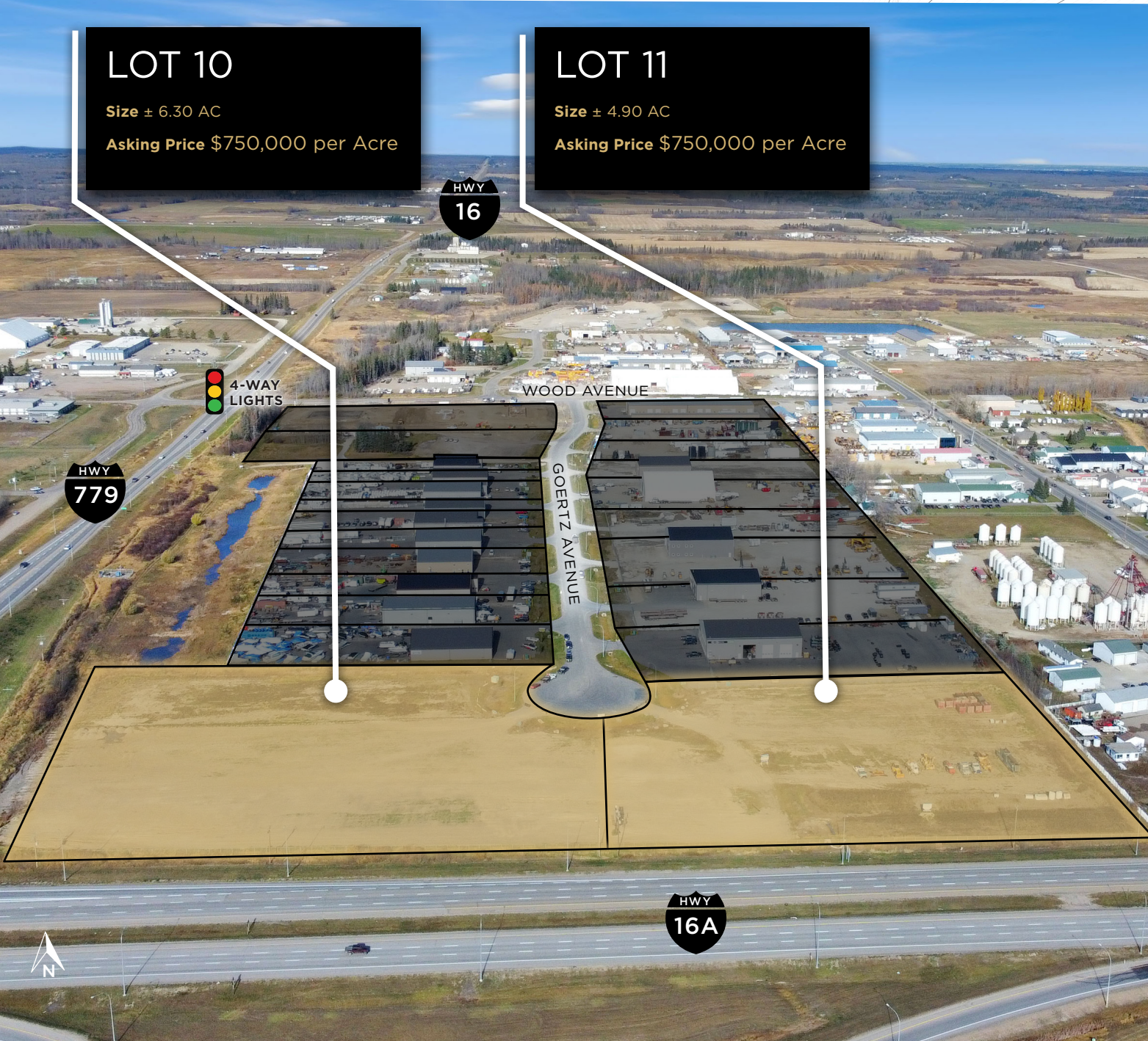
Size ± 6.30 AC

Asking Price \$750,000 per Acre

LOT 11

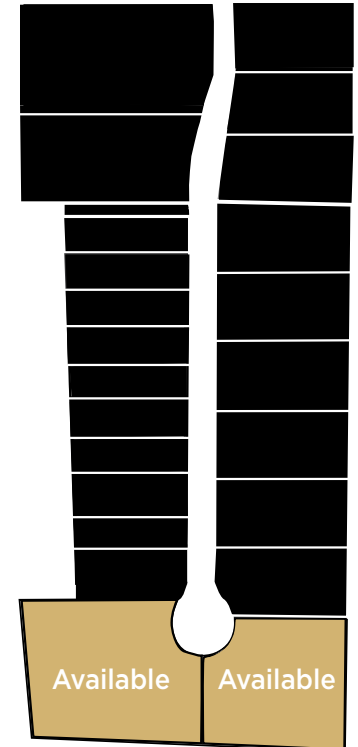
Size ± 4.90 AC

Asking Price \$750,000 per Acre



LEGEND

- Available
- Sold or Leased



MUNICIPAL ADDRESS
19 & 21 Goertz Ave | Stony Plain, AB

LEGAL ADDRESS
Plan 1423188, Block 1, Lots 10/11

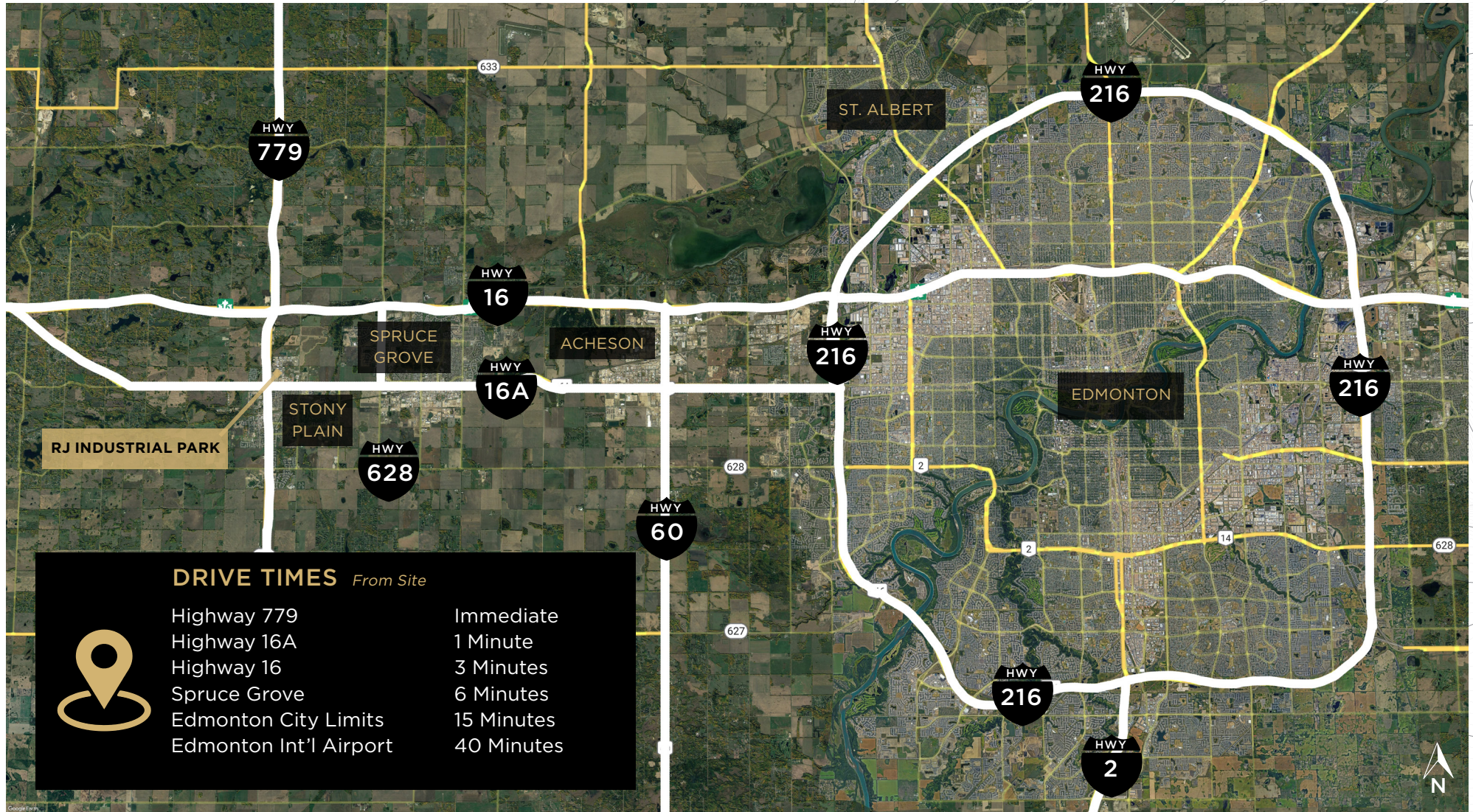
ZONING
M1 - Business Industrial ⓘ

SERVICES
Full Municipal Standard

OFF-SITE LEVIES
All Pre-Paid

THE LOCATION

RJ INDUSTRIAL PARK



MAJOR ROADWAYS



Trans-Canada Corridor connecting Parkland to the West Coast and Port of Prince Rupert



Greater Edmonton region by-pass route connecting Highway 16 to Highway 2 (QE II Highway connecting Edmonton & Calgary)

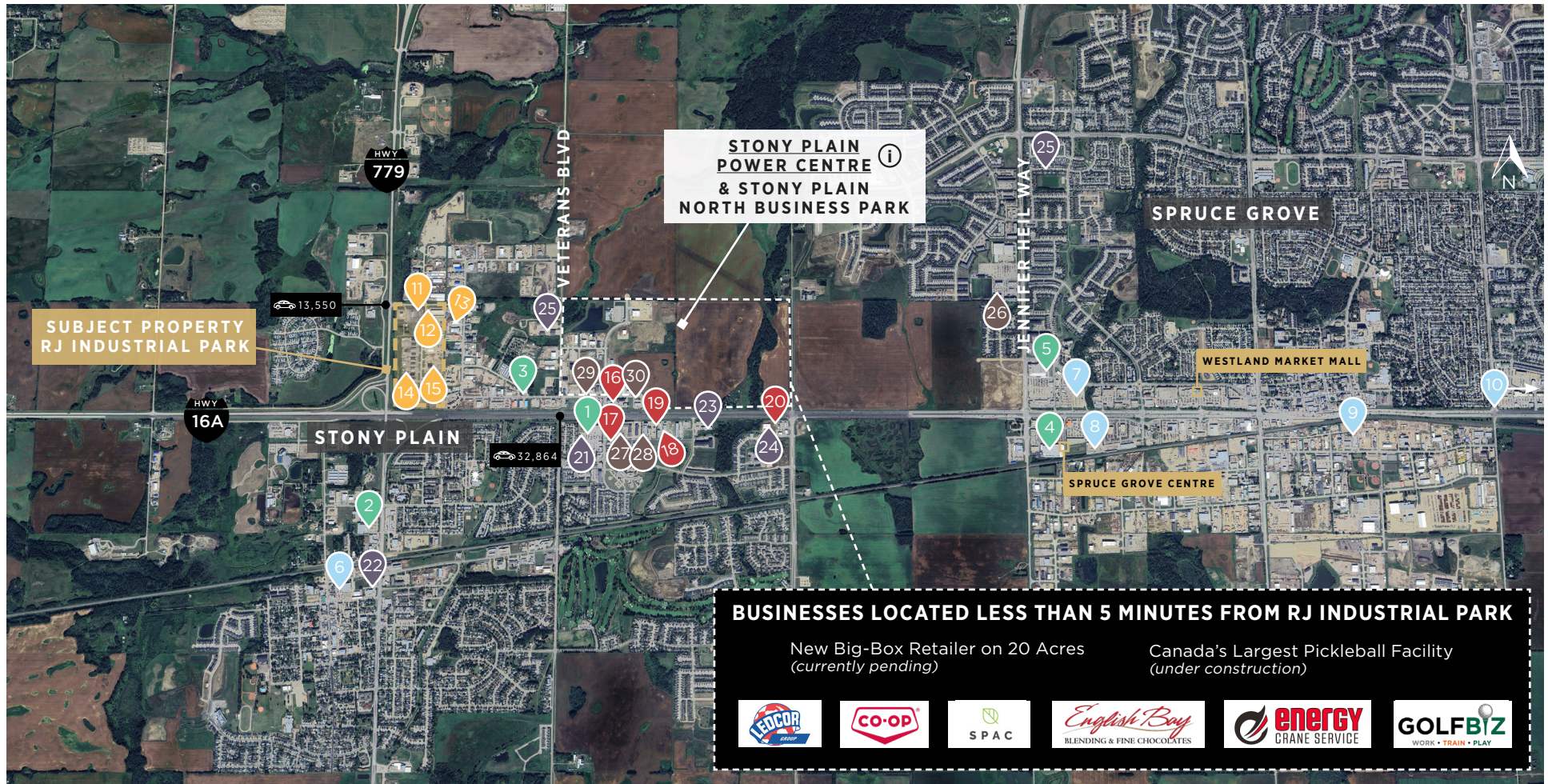


Known as Anthony Henday Drive, this 78 kilometer ring road encircles Edmonton



Queen Elizabeth II Highway that connects Edmonton with the Edmonton International Airport, Red Deer & Calgary

THE BUSINESSES | RJ INDUSTRIAL PARK



RETAIL & GROCERY	HARDWARE	INDUSTRIAL	RESTAURANTS	BANKS & AUTO	HOSPITALITY
1 SAFeway	6 CO-OP Home Centre	11 CO-OP Cardlock	16 Tim Hortons	21 Scotiabank	26 Holiday Inn Express & Suites
2 FRESH FISH	7 Home Hardware	12 RJ MACLEAN TANK SERVICES	17 McDonald's	22 servus credit union	27 Best Western
3 Homegrown Foods	8 RONA	13 XCMG	18 Wing 'n it	23 PETROCANADA	28 STONY PLAIN INN & SUITES
4 Walmart	9 Home Building Centre	14 Brudco	19 Starbucks	24 Esso	29 Days Inn
5 REAL CANADIAN SUPERSTORE	10 Peavey Mart	15 Bearcat Mechanical Ltd.	20 ACW	25 Crystal Truck RV & Car Wash	30 Travelodge

THE DEVELOPER | RJ INDUSTRIAL PARK

ABOUT THE DEVELOPER

Stony Plain Land, a forward-thinking project management and construction firm rooted in Stony Plain and Spruce Grove, Alberta, prioritizes the establishment of thriving client relationships, the implementation of robust workplace safety measures, and the adoption of environmentally sustainable practices to deliver top-notch building structures.

Their commitment lies in applying cutting-edge industry techniques that emphasize safety and environmental responsibility.

As the predominant landowner in Stony Plain, Stony Plain Land boasts an impressive reputation for efficiently completing projects while maintaining close collaboration with the Town of Stony Plain.

Leveraging a network of sister companies, such as Alberta Precast, enables us to achieve efficiency and cost-effectiveness, offering highly competitive build-to-suit packages.



STONY PLAIN NORTH BUSINESS PARK & STONY PLAIN POWER CENTRE ⓘ



RJ INDUSTRIAL PARK





WHY STONY PLAIN?

The gateway between the Edmonton Metropolitan Region and Western Alberta

- Low cost of land, low property taxes, easy transportation access, diverse business ecosystem, and supportive community are a few reasons businesses are choosing to locate in Stony Plain.
- Stony Plain is devoted to supporting and promoting economic opportunities to achieve financial sustainability and nature our communities growth.
- The Town is committed to allocating resources toward facilitating commercial, industrial and institutional development.
- Stony Plain encompasses a robust trade area of more than 400,000+ people within 30km.
- 987 businesses are proud to call Stony Plain home, receiving unparalleled support from both the town and the community in helping them not only exist but also thrive.
- Access to Western Canada's best talent, with the local labour force exceeding 13,000 people highly skilled in the healthcare, construction, manufacturing and retail trade.
- Stony Plain North Business park is located in Town of Stony Plain Infill Incentive Policy Area.



*Click To View
The Incentives*



184,914

within the Stony Plain service area



19,106

current population of Stony Plain



99,659

labour force in Stony Plain service area



± 1,000

businesses proud to call Stony Plain home



\$103,471

median Stony Plain service area household income

THE TRI-MUNICIPAL REGION

The Tri-Municipal Region enjoys several competitive advantages compared to peer communities, including:

- Lower cost option including taxes
- A business-friendly reputation
- Good infrastructure linkages including rail, road, and telecommunications
- Home to a young and growing population with affordable living and good quality of life



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