

FOR SALE | FOR LEASE | BUILD TO SUIT FULLY SERVICED LOTS STARTING AT \$475,000/ACRE

STONY PLAIN NORTH BUSINESS PARK | ALBERTA



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RE/MAX
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STONY PLAIN NORTH BUSINESS PARK



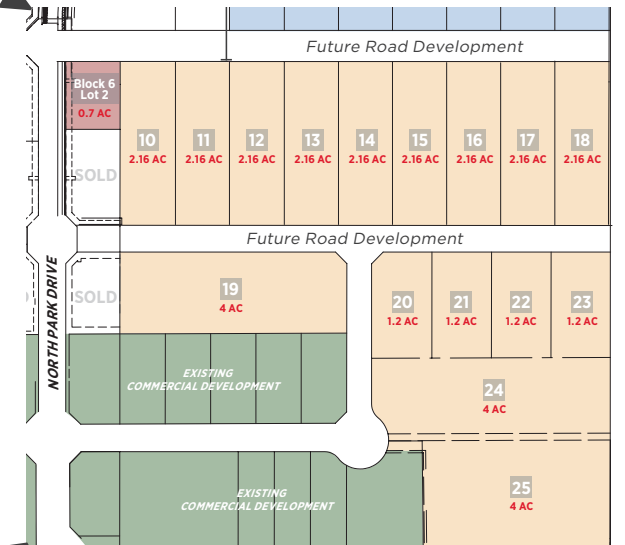
- Rare opportunity within the greater Edmonton area to acquire ± 1 to 35 acre industrial lots
- All lots are fully serviced and will be delivered stripped, rough graded and all off-sites have been pre-paid by the Developer
- Zoning: M1 - Business Industrial District allows for a wide array of uses

- Phase 4 will encompass 153 acres of a high exposure, mixed use development consisting of industrial, retail, residential and commercial opportunities
- Vendor financing on flexible terms and a pre-approved lending package from Servus Credit Union is available

STONY PLAIN NORTH BUSINESS PARK



- PHASE 1**
SOLD
- PHASE 2**
Subdivided and titled lots available immediately
- PHASE 3**
Developer has submitted for subdivision, titled lots available in 2024
- PHASE 4**
Developer can subdivide-to-suit and deliver title based on demand



SUB-DIVISION CONCEPT PLAN



STONY PLAIN NORTH BUSINESS PARK




DRIVE TIMES *From Site*


Highway 16	Immediate Access
Highway 16A	Immediate Access
Spruce Grove	5 Minutes
Edmonton	25 Minutes
Edmonton Int'l Airport	35 Minutes

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

STONY PLAIN NORTH BUSINESS 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

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 [\[View incentives\]](#)



81K+

within the Stony Plain service area



18.6K

current population of Stony Plain



± 1K

active Stony Plain business licenses



\$91K

median Stony Plain 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



STONY PLAIN NORTH BUSINESS PARK

HIGHWAY 16A & NORTH PARK DRIVE | STONY PLAIN, ALBERTA

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