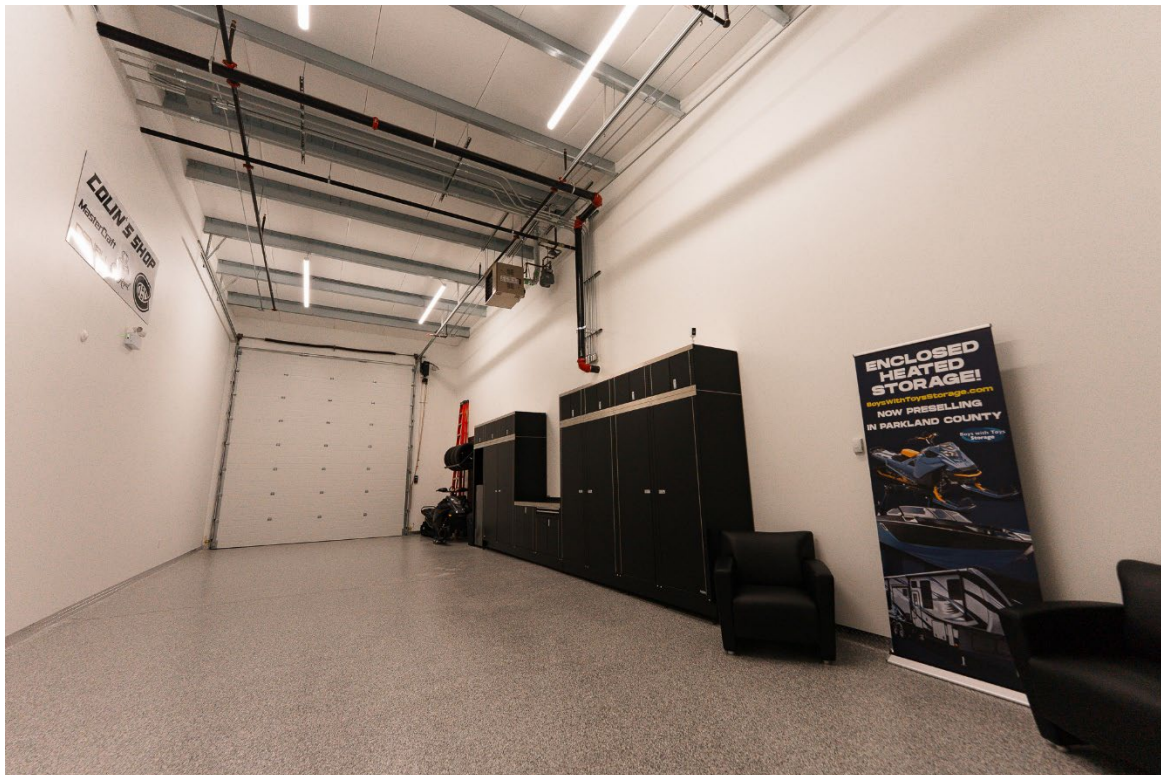


# Boys with Toys Storage



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## BOYS WITH TOYS STORAGE – PARKLAND COUNTY, ALBERTA



### A Premier Investment Opportunity

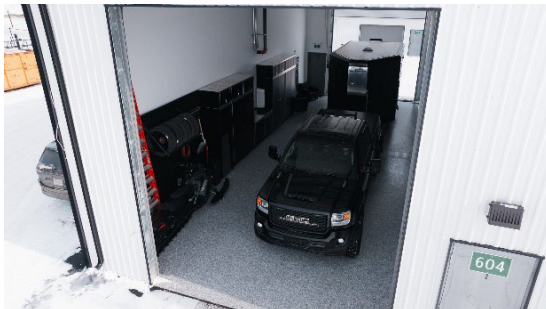
With 40 units, alongside extensive underground infrastructure already completed, an office and a pump house —expanding the remaining phases is seamless. The entire property has been rezoned for storage. This site has the capacity to build up to 212 storage units.

**A rare opportunity:** A potential buyer could double their investment within 3 years.

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### Why Parkland County?

- Rapidly growing demand for secure, heated storage solutions
- Expanding recreational vehicle ownership in the region
- Limited competition for premium indoor storage
- Convenient access for residents of Edmonton, St. Albert, Spruce Grove, Stony Plain, and surrounding areas





# Boys with Toys Storage

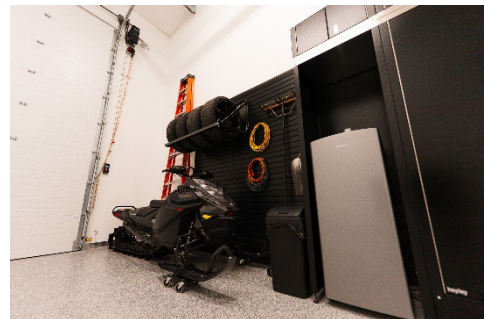
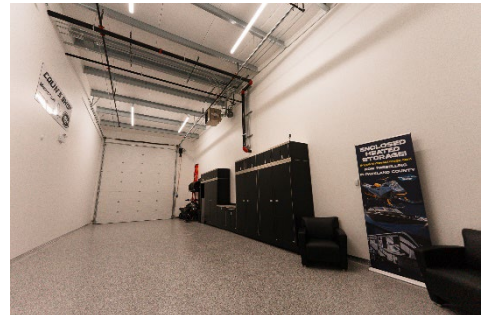
## Investment Highlights

- 40 units completed and sold
- Four-year rezoning process successfully completed, minimizing financial risk
- Secure, gated facility with 24/7 fob access
- On-site property manager ensuring tenant support & facility upkeep
- Expansion potential for up to 212 units, maximizing future revenue growth
- State-of-the-art security, including surveillance cameras, fencing, and controlled entry
- Fully serviced land with underground infrastructure in place for future development

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## Individual Unit Details

- **Dimensions:** 50 FT x 20 FT
- **Size:** 1,000 SQ FT
- **Ceiling Height:** 18 Feet
- **Door Size:** 14 FT Wide, 16 FT High
- **Current Purchase Price:** \$199,988 (+GST)
- **Current Rental Rate:** \$1,350/Month
- **Condo Fees:** \$148/Month
- **Property Taxes:** \$1,250/Year
- **Utilities:** Individually Metered & Billed



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## Meeting the Demand for Storage

As outdoor recreation continues to grow, more people are investing in vehicles and equipment for adventure. However, space limitations in cities like Spruce Grove and towns like Stony Plain create a need for secure, heated storage.

# Boys with Toys Storage

**Boys with Toys Storage** meets this demand by providing fully enclosed, high-quality storage bays for boats, commercial vehicles, trailers, RVs, cars, dirt bikes, quads, snowmobiles, and more. Our facility ensures that every toy is protected in a safe, secure, and climate-controlled environment.

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## Facility Features

- **Modern Construction:** Steel-frame buildings on concrete pads with durable metal exteriors
  - **Premium Interior Finish:** Drywalled, painted, and equipped with LED lighting
  - **Temperature Control:** Forced-air heaters in every unit
  - **Easy Access:** Drive-through doors (16 FT high x 14 FT wide) with remote control openers
  - **Secure Entry:** 24/7 fob access system for owners
  - **Convenient Amenities:** On-site office, common washroom with water/sewer, and handicap parking
  - **Professional Maintenance:** Snow removal, landscaping, and property upkeep included
  - **Full-Time On-Site Property Manager** to handle tenant concerns and maintenance needs
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## Financial Overview

### Projected Revenue Growth:

- **Phase One Full Occupancy Revenue:** 40 units successfully marketed and sold by summer of 2025
- **Expansion Potential:** 172 additional units can be developed quickly with existing infrastructure

# Boys with Toys Storage

## Investment Potential:

- **Low risk:** Fully paid land with no rezoning delays and a development permit in place for the next 4 years.
  - **High return:** Doubling potential within 3 years
  - **Growing demand:** Secure storage market is expanding rapidly in Alberta
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## Financial Breakdown

### Sales Model:

- Total investment to date: \$10,500,000
- Projected profit after completing and selling 152 remaining units, plus 20 loft style units: \$17,500,000
- Full project sale price: \$9,999,888.00

If an investor wanted to build and lease 50x20 units, they would generate an approximate cap rate of 13.3%.

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## Contact for Investment Inquiries

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