



FULLY SERVICED LOTS | \$400,000 PER ACRE

FOR SALE | LEASE TO OWN | BUILT TO SUIT

STONY PLAIN NORTH BUSINESS PARK | ALBERTA

HIGHLIGHTS

- 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
- Phase 4 will encompass 153 acres of a high exposure, mixed use development consisting of retail, residential and commercial opportunities
- Zoning: M1 - Business Industrial District
- Vendor financing on flexible terms and a pre-approved lending package from Servus Credit Union is available

**VIEW THE DRONE
VIDEO TOUR**



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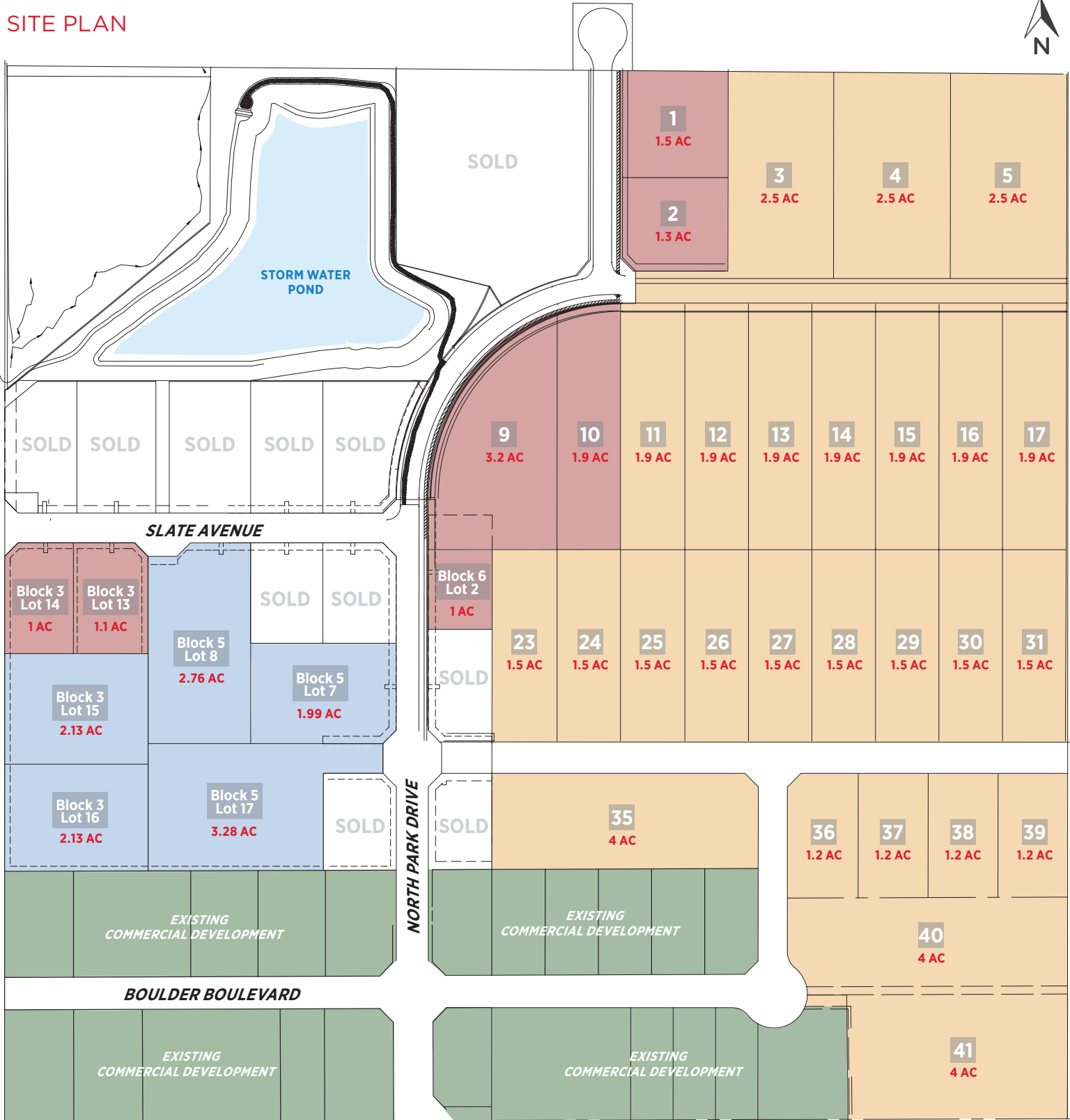
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SITE PLAN



- PHASE 1** | SOLD
- PHASE 2** | Subdivided and titled lots available immediately
- PHASE 3** | Developer has submitted for subdivision, titled lots available Q4 2020
- PHASE 4** | Developer can subdivide-to-suit and deliver title based on demand

HIGHWAY 16A

STONY PLAIN NORTH BUSINESS PARK

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 70,000 and access to over 1 million in the capital region.

www.stonyplain.com



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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.

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