



## Hwy 16A Glory Hills Road Stony Plain AB

\$4,903,850

Excellent piece of land 140.11 acres, located on the Hwy 16A & Glory Hills Road in the Stony Plain. These lands are ready for immediate development. The structure plan of these lands has already been approved-called PARKLAND GATEWAY AREA STRUCTURE PLAN and the zonings proposed in ASP are commercial, business, and residential( single family, multifamily).Town of Stony Plain sanitary trunk line runs through this property and water line is in close proximity to the east boundary of the property. This almost right way developable property is located in Town of Stony Plain, has optimum Highway exposure with close to 12,000 vehicles/day west of Hwy 779(in Stony Plain) while east of hwy 779 on Hwy 16A is about 23,400 vehicles/day. Stony Plain has favorable tax rates and is growing community with a trading area of about 130,000 people. This property has direct access to Downtown Stony Plain via 50th street from Hwy 16A. Nearby amenities include Stony Plain Chrysler, Stony Plain Heritage Park and Pavilion.

Listing Presented By:



Originally Listed by:  
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