



Stony Plain Alberta

\$2,650,000

Versatile industrial property with live/work potential in Stony Plains North Business Park. Situated on 1.21+/- acres just off Highway 16A, the property features a 10,000 SF steel-frame warehouse/shop with 18 ceilings, radiant heat, floor drain, 12 x 14 main overhead door, additional side door, and three-phase power. A 4,000 SF mezzanine provides substantial additional storage or workspace. The fully fenced yard was excavated and resurfaced with pit run and gravel in 2021, providing ample room for parking, equipment and outdoor storage. Also on site is a 1,716 SF residence with upper-level living quarters and a four car garage. The warehouse was built in 1995 and features a metal roof reinsulated in 2011 and upgraded exterior lighting completed in 2016. Zoned M1 Business Industrial with convenient access to Highway 779 and Highway 16A, this unique property offers a flexible combination of industrial space, yard area, and on-site living accommodations. (id:6769)

Listing Presented By:



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Royal LePage Noralta Real Estate

<http://www.victormorozcommercial.com/>



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

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