



52529 Glory Hills Road Stony Plain AB

\$1,300,000

4.97 acres with prime highway frontage at Hwy 16A and Rge Rd 11 (Glory Hills Road) within the Town of Stony Plain and only 1 mile west of the Stony Plain overpass. Zoned highway commercial. Located on high ground, it features a 40x60 shop with 2 16' high doors, main floor office plus 2 mezzanine offices; stock rooms, bathroom, sump pump, plus 2nd level emergency exit. Two residences on the yard: an older house with 2 bdrms & 1 bath, and a mobile home with 2 bdrms & 1 bath (both homes currently rented). Double garage, single garage, 816 sqft office building with concession area. RV storage and homes bring in approx. \$4000 per month. Canopy business is also included. Secure, full fencing with chain link and a gate. This is a significant opportunity to develop further, use the existing business, or to start your own in a prime highway location with high visibility.

Listing Presented By:



Originally Listed by:
Century 21 Leading

arlie@arlie.ca
<http://www.arlie.ca>

RE/MAX ELITE

RE/MAX Elite

304 Windermere Road, Edmonton,
AB, T6W 2Z8

Phone: 780-406-4000

Fax:

jmattie@telusplanet.net