



86 BOULDER Boulevard 104 Stony Plain AB

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HIGH EXPOSURE LOCATION! 2203 sq ft of mixed use bay space with RETAIL STORE FRONT. Two 14' high x 12' wide overhead automatic doors, 25 ft ceilings with LED lighting. 1.49 acres of paved yard space with steel perimeter security fence. Free Wi-fi, Floor sump, 3-PHASE power, exhaust ports in the overhead door with exhaust hose attachment. HVAC and heat recovery (HRV) high volume exhaust fans on timers for adequate bay ventilation if required. Abundant parking space, security gate and lighting. Low operating costs, janitorial service, snow removal service, professional management. Wheelchair accessible washrooms. Ideal for car dealership, automotive repair / parts, tire, trucking, electrical, bobcat rental, equipment rental business, fitness business, RV, snowmobile, boat business or any business that requires light commercial space in a visible and trendy location across from the Best Western Hotel, Sawmill restaurant, Anytime Fitness, Wendy's, Safeway, Travel Lodge, Tim Horton's, Remax and the golf course.

Listing Presented By:



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