



Stony Plain Alberta

\$4,903,850

Prime development opportunity with this 140+/- acre parcel situated within the Town of Stony Plain, boasting approximately 2,200 feet with future access via Highway 16A and Glory Hills Road. With unparalleled visibility and exposure to over 23,000 vehicles per day on Highway 16A, an additional 11,500+ vehicles on Highway 779, this site is ideally positioned for large-scale commercial development. Zoned FD - Future Development, this land is a strategic investment for developers seeking to capitalize on Stony Plains ongoing growth. This property benefits from proximity to existing municipal services and established amenities, including Stony Plain Chrysler, Heritage Park Pavilion, and Campn Class RV Park. Notably, this site is located just west of the future Costco development, adding even more appeal and long-term value to the area. When combined with the parcel directly across Glory Hills Rd (52532 Glory Hills Rd), the two sites together would offer approximately one full mile of highway frontage (id:6769)

Listing Presented By:



Originally Listed by:
Royal LePage Noralta Real Estate

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