



## Stony Plain Alberta

\$950,000

4068 SqFt | Stony Plain, Alberta Prime industrial investment property located in the heart of Stony Plain's established industrial district. Surrounded by major anchors and offering immediate access to Highway 16A and the Yellowhead Highway (Hwy 16), this property combines excellent visibility, accessibility, and immediate cash flow. Key Features Total Leasable building area: 4,068 SqFt Current leased area: 2,441 SqFt across 8 tenants on varying lease terms Gross monthly rental income: \$4,800 Available shop/warehouse space: 2,162 SqFt - ready for owner-user occupancy or additional leasing, this space comes with a 12 wide x 10 Tall door. The secondary shop space, currently leased comes with 12 tall by 12 wide door, seen on front of building, facing Boulder Blvd. Exclusive fenced yard: 0.207 acres (838 m<sup>2</sup>) - fully fenced, secure, and currently unused by tenants (ideal for equipment storage, expansion, or value-add leasing) Condominiumized structure, only two units. No condo Fee, but common expenses shared include water, and insurance. Location Highlights Central Stony Plain industrial node surrounded by national and regional tenants Minutes to Highway 16A and Yellowhead Highway for rapid east-west connectivity High traffic exposure and easy access for employees, suppliers, and customers This is a rare opportunity to acquire a revenue-generating, partially leased light industrial property with vacant shop/yard space that can be used immediately by an owner-user or leased for additional upside. The exclusive yard and remaining bay offer multiple exit strategies or operational flexibility while the existing eight tenants provide stable, diversified income. Perfect for investors seeking cash flow, owner-occupiers needing shop and yard space, or contractors requiring a central Stony Plain base with room to grow. Contact for full rent roll, condo plan, and offering details. (id:6769)

Listing Presented By:



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