

\$2,480,000 - 1 Boulder Boulevard, Stony Plain

MLS® #E4426071

\$2,480,000

0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

North Business Park, Stony Plain, AB

Located just off Highway 16A in Stony Plain in North Business Park, this versatile 1.21+/- acre property features a 10,000 SF steel-frame warehouse/shop with 18 ft ceilings, a 12 ft by 14 ft high main door, and an additional side door. Built in 1995, the warehouse has a metal roof re-insulated in 2011, upgraded exterior lighting in 2016, a floor drain, and radiant heat. A 4,000 SF mezzanine provides additional storage or workspace. The fully fenced yard was excavated and resurfaced with new pit run and gravel in 2021, offering ample parking and storage space. The on-site 1,716 SF residence, built in 1998, features upper-level living quarters, a four-car garage, a septic pump-out system, and a water well. The warehouse also benefits from three-phase power and a full range of utility services. This well-maintained property is ideal for a variety of commercial and industrial uses.

Built in 1995

Essential Information

| | |
|------------|-------------|
| MLS® # | E4426071 |
| Price | \$2,480,000 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 1995 |



| | |
|--------|------------|
| Type | Industrial |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 1 Boulder Boulevard |
| Area | Stony Plain |
| Subdivision | North Business Park |
| City | Stony Plain |
| County | ALBERTA |
| Province | AB |
| Postal Code | T7Z 1V6 |

Exterior

| | |
|--------------|-------------|
| Exterior | Steel Frame |
| Construction | Steel Frame |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 17th, 2025 |
| Days on Market | 14 |
| Zoning | Zone 91 |

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Listing information last updated on March 31st, 2025 at 5:32pm MDT