

# \$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	18
Zoning	Zone 91

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Listing information last updated on April 4th, 2025 at 7:02am MDT