

BOYS WITH TOYS CONDOS

27209 TWP RD 532A, PARKLAND COUNTY, AB



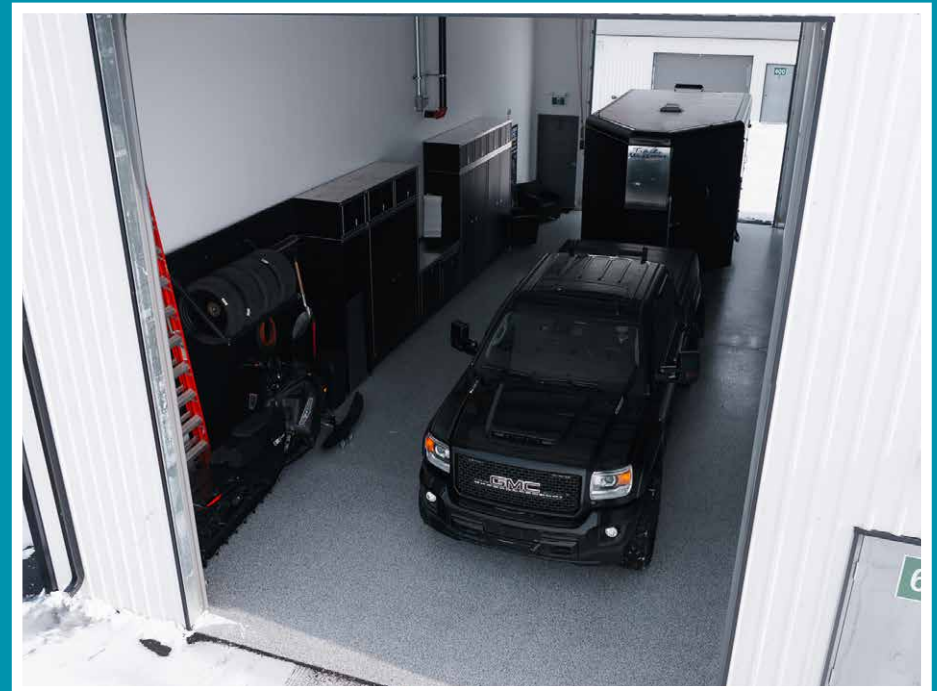
PHASE 2 UNDER CONSTRUCTION - NOVEMBER 2026 COMPLETION

PROPERTY DETAILS

MUNICIPAL ADDRESS:	27209 TWP RD 532A, Parkland County, AB
YEAR BUILT:	2026 (November)
WAREHOUSE:	1,000 SF
POWER:	(2) 110-volt plugs only
LOADING DOORS:	(2) 14'x16' Drive-thru Grade
LIGHTING:	LED
HEATING:	Overhead unit heater
CLEAR HEIGHT:	18'
DIMENSIONS:	20'x50'
CONDO FEES:	\$147.38 Per Month
UTILITIES:	Separately Metered
TAXES:	\$1,200 (2025)
SALE PRICE:	\$249,988.00

PROPERTY HIGHLIGHTS

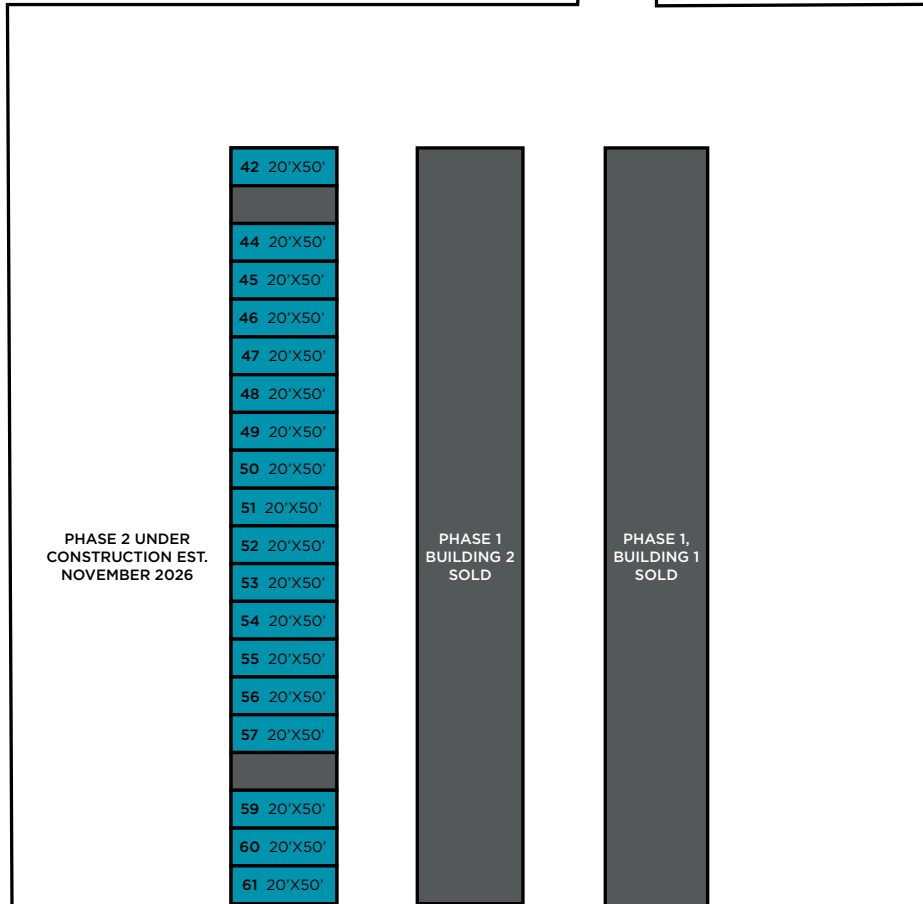
- Steel frame construction on concrete pad
- 24/7 secure site access via fob system
- Common bathroom facilities



SITE PLAN



TOWNSHIP ROAD 532A

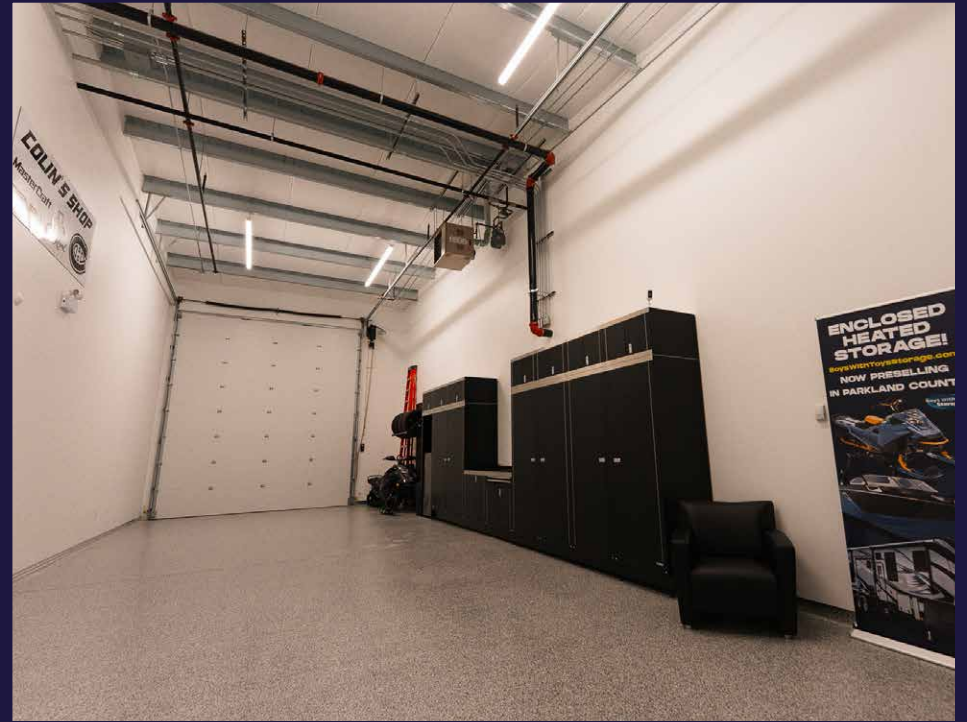


PHASE 2 UNDER
CONSTRUCTION EST.
NOVEMBER 2026

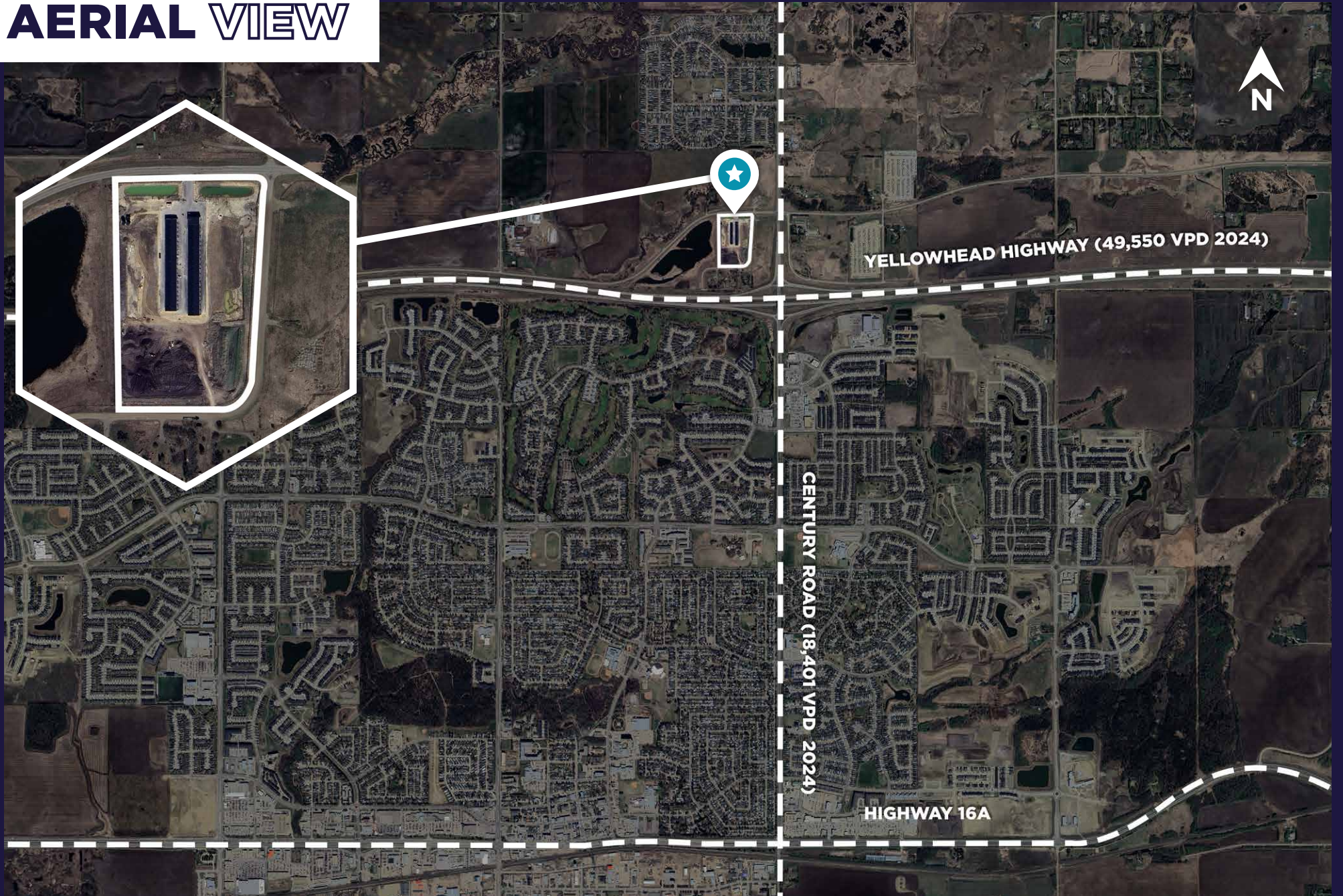
PHASE 1
BUILDING 2
SOLD

PHASE 1,
BUILDING 1
SOLD

AVAILABLE
 SOLD



AERIAL VIEW



YELLOWHEAD HIGHWAY (49,550 VPD 2024)

CENTURY ROAD (18,401 VPD 2024)

HIGHWAY 16A

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