

FOR SALE OR LEASE

952 BOULDER BOULEVARD

STONY PLAIN, ALBERTA



Grade
Loading

2 Ton
Crane

Drive Thru
Washbay

High end
Office

Make-up
air system

Quick Access
to Hwy 16

16,370 SF Freestanding Building on 3.31 Acres w/ 8,300 SF Self Storage Facility

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**AVISON
YOUNG**

FOR SALE OR LEASE

952 BOULDER BOULEVARD
STONY PLAIN, AB

952 BOULDER BOULEVARD STONY PLAIN, ALBERTA

Legal Description: Plan 0728330; Block 2; Lot 11

Site Size: 3.31 Acres

Building Size: Main Building: 16,370 SF
Self Storage Facility: 8,300 SF

Year Built: 2010

Zoning: M1 - Business Industrial

Property Taxes: \$74,521.59 (2026 estimate)

Sale Price: **\$4,950,000**

Lease Rate: **\$30,500 per month (net)**

MAIN BUILDING

Building Size: Main Shop: 7,200 SF
Washbay: 3,300 SF
Main floor office: 3,500 SF
Second floor office: 2,370 SF
Total: 16,370 SF

Loading: 6 (14' x 16') Grade
1 (8' x 10') Grade








Power: 800 Amp, 600 Volt (TBC)

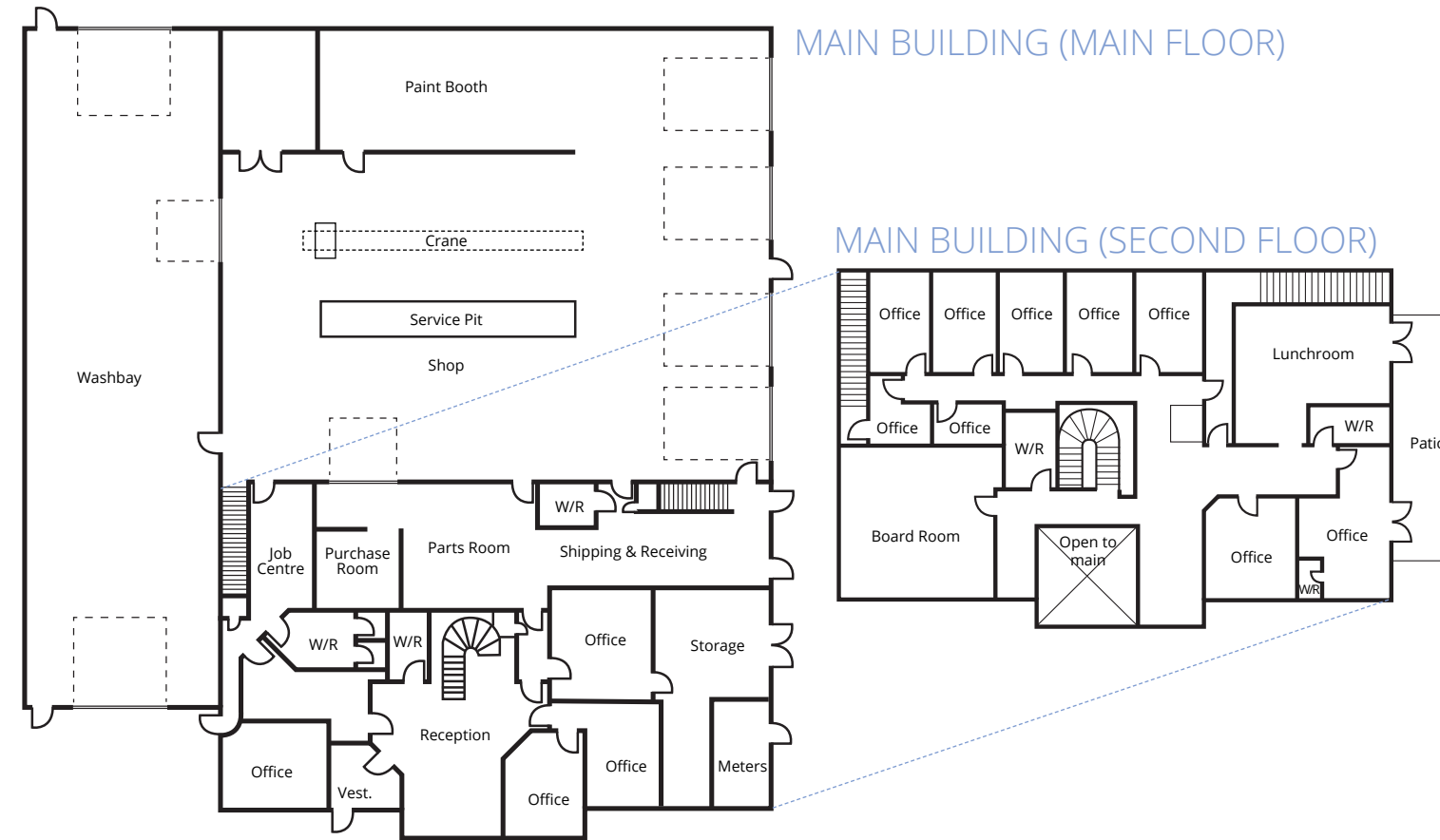
Ceiling Height: 22' clear

Crane: 2 Ton over 2 bays
(11' hook height)

Lighting: T5HO

Additional Details:

-  Service pit in main shop
-  Hot and cold water hookups
-  Air compressor lines throughout
-  Hotsy pressure washing system
-  Trench drain with two compartment sumps
-  Drive through wash bay
-  In floor heating and make up air system (7,500 CFM)






SELF STORAGE FACILITY

Building Size: 8,300 SF (51 units)

Self Storage Units: 10' x 15' (6 units) with drive up access
10' x 30' (12 units) with drive up access
5' x 5' (7 units) with interior access
5' x 15' (12 units) with interior access
10' x 15' (14 units) with interior access

Additional Details:

-  Automatic gate with pressure plate
-  Ability to fence and provide separate access
-  All units have lights on timers



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GET IN TOUCH

Visit us online
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