

**±160 ACRES  
DEVELOPMENT LAND**



**52532 GLORY HILLS ROAD  
STONY PLAIN, AB**

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**Royal LePage® Noralta Real Estate Inc, Brokerage**  
202 Main Street, Spruce Grove, AB  
Independently Owned & Operated

**FOR SALE**

\$4,900,000.00

## Property Features

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- Prime Development Opportunity
- Expansive  $\pm 160$  Acres Parcel
- High-Visibility Location Along Highway 16A
- High Traffic Volume ( $\pm 12,000$  Vehicles Per Day)
- Excellent Exposure
- Total Acreage Includes A  $\pm 43$  Acre Subdivision
- Municipal Sewer Line Located Along South Property Line
- Proposed Access Via Range Road 11 Along East Property Line
- Currently Zoned FD - Future Development



PROPERTY OVERVIEW

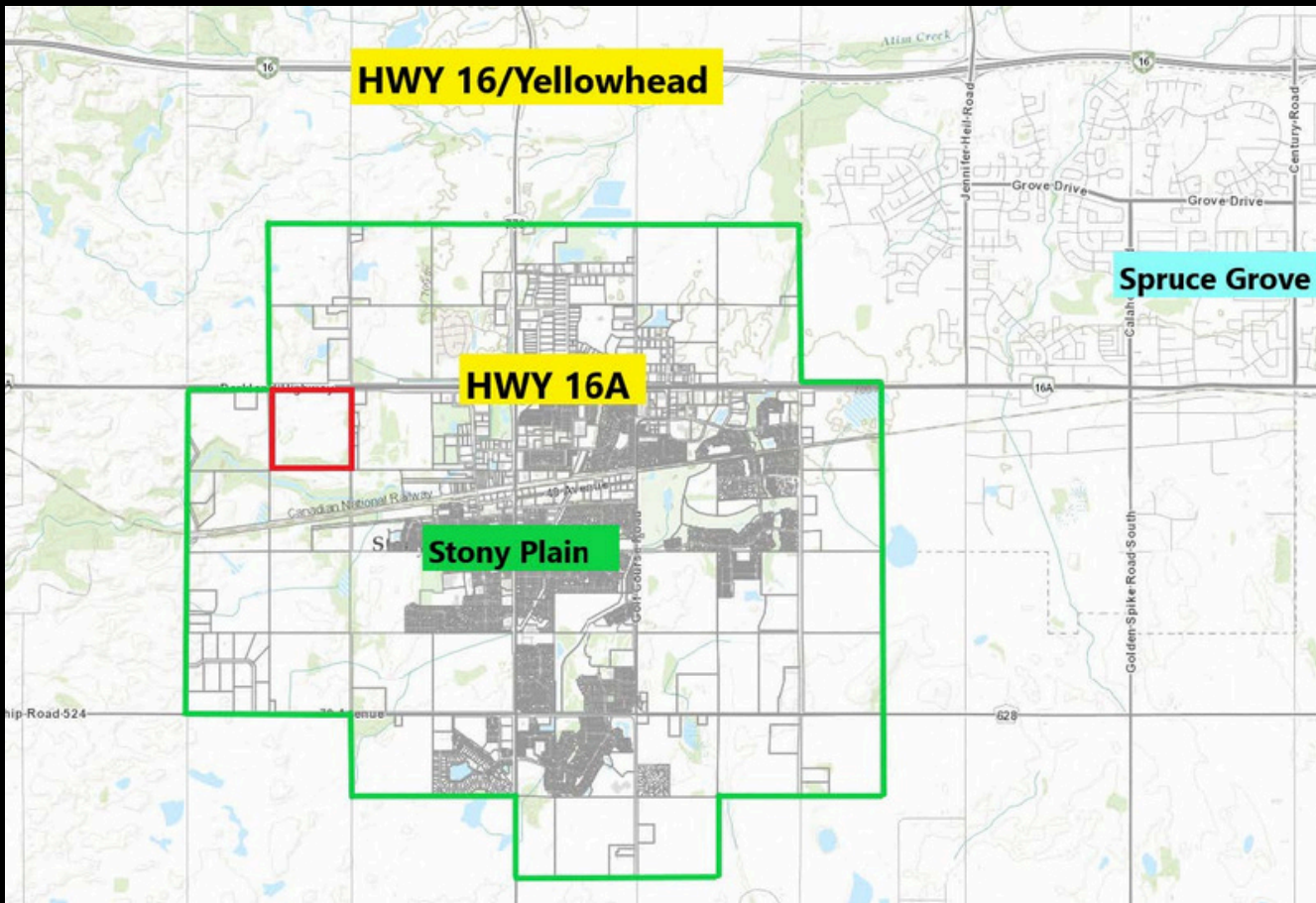
# PROPERTY PHOTOS



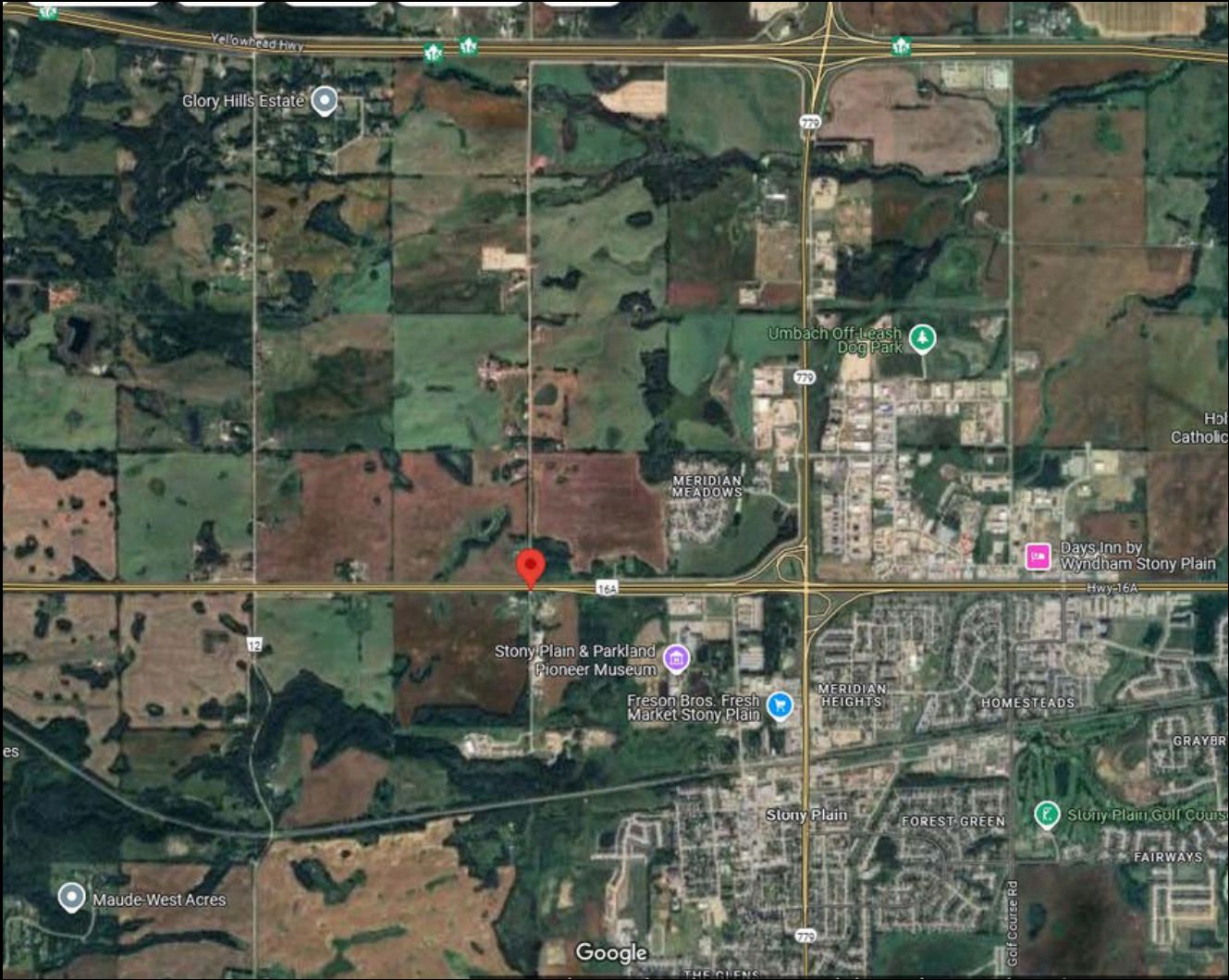
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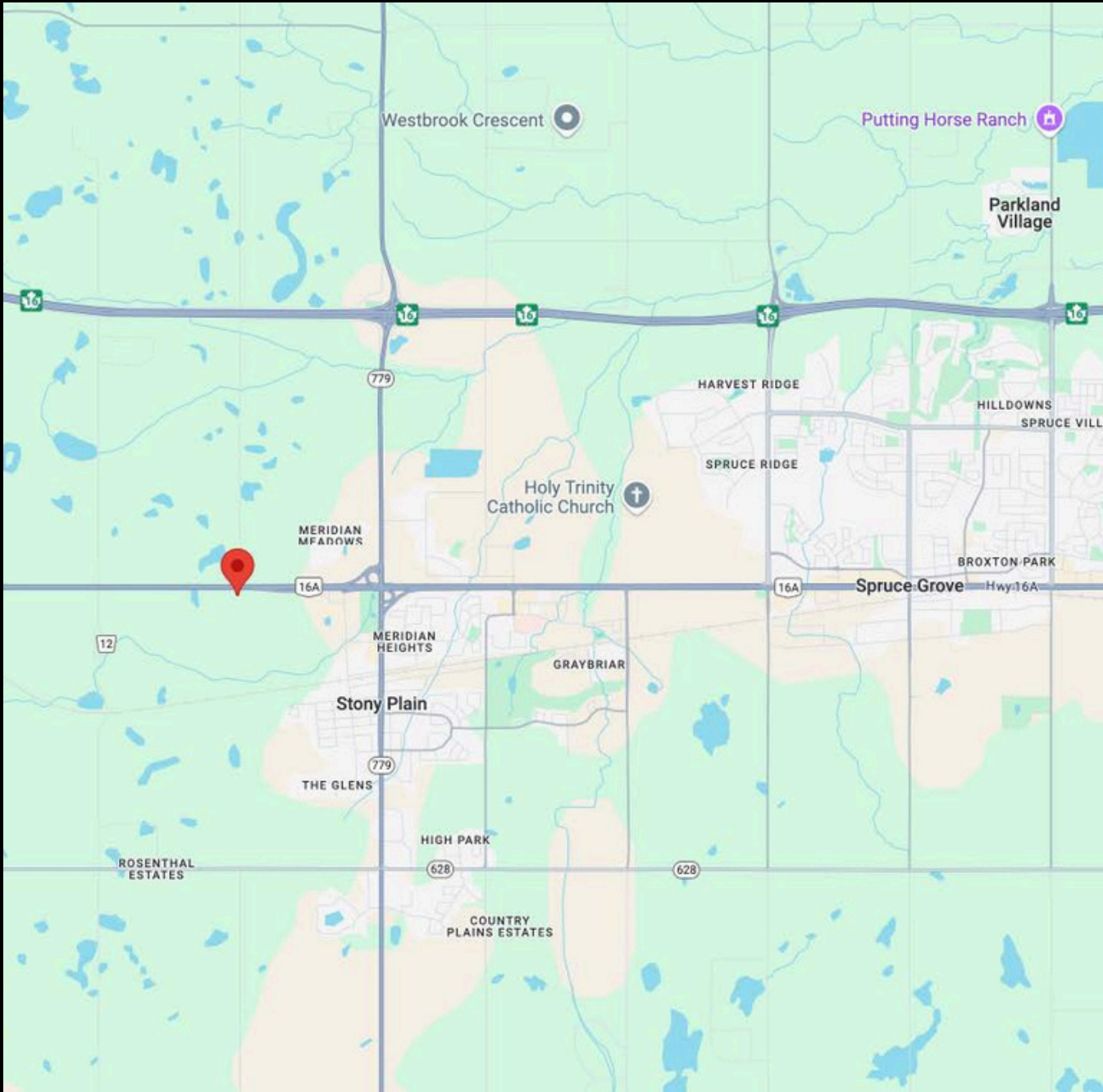
# LOCATION MAP



# AERIAL MAP



# LOCATION MAP



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