FOR SALE | FOR LEASE | BUILD TO SUIT

FULLY SERVICED INDUSTRIAL LOTS IN RJ INDUSTRIAL PARK

Highway 16A & Highway 779 | Stony Plain, Alberta



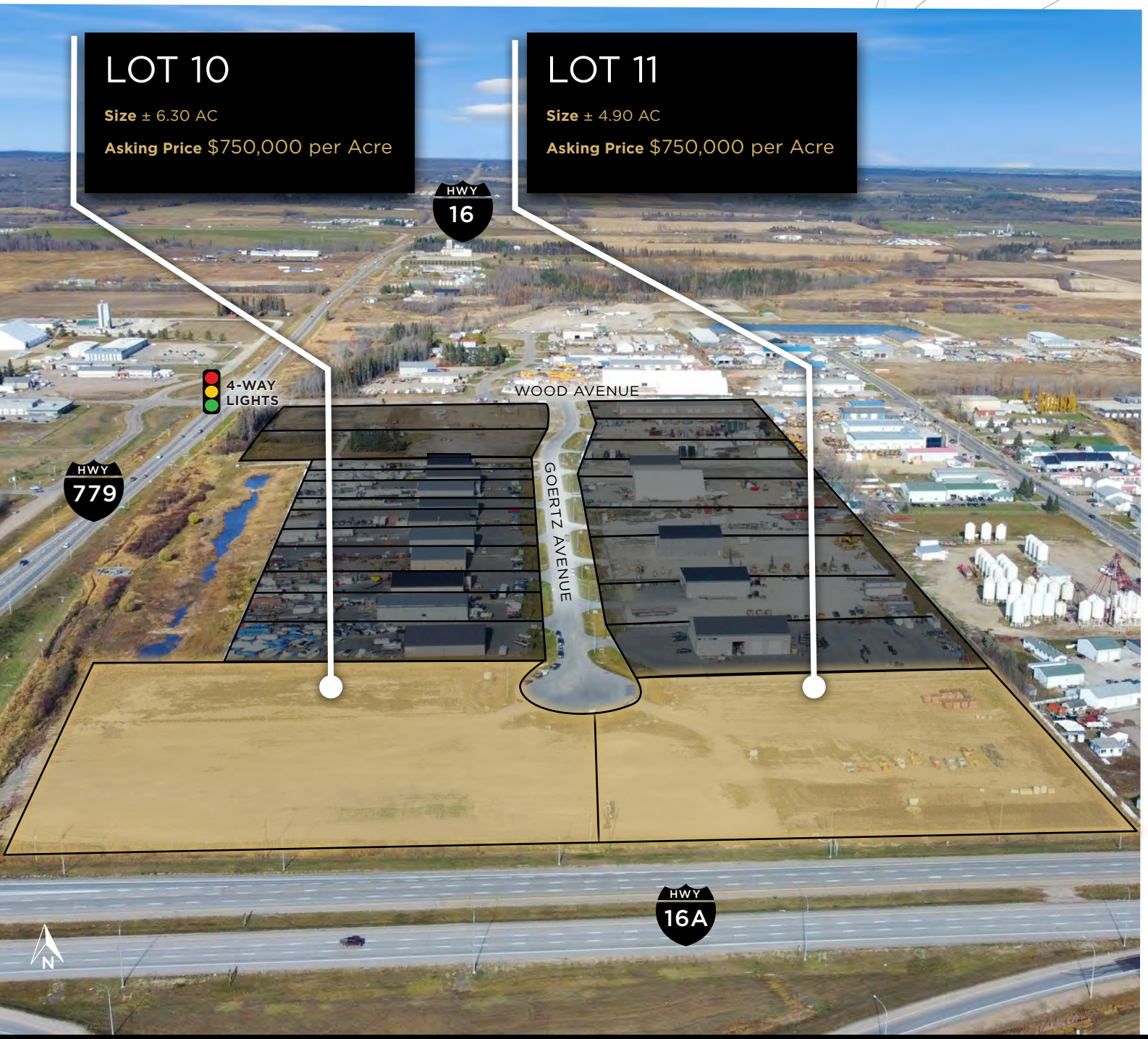
LOCATED LESS THAN 5 MINUTES FROM:

- ☑ A NEW COSTCO WHOLESALE IN THE STONY PLAIN POWER CENTRE / BUSINESS PARK
- ☑ 120,000 SF ENGLISH BAY CHOCOLATE FACTORY *(UNDER CONSTRUCTION)*
- ☑ ONE OF CANADA'S LARGEST PICKLEBALL FACILITIES *(UNDER CONSTRUCTION)*

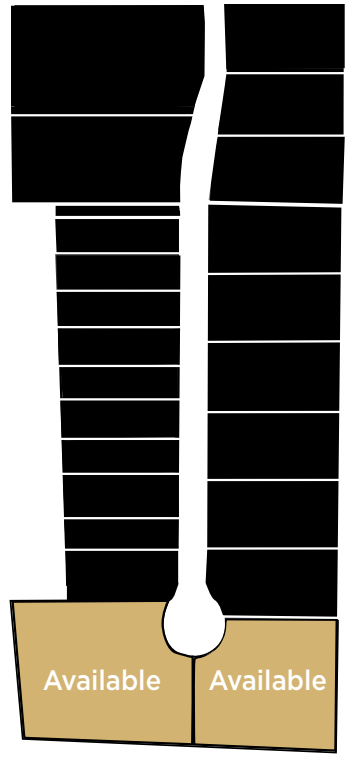
- High exposure industrial lots fronting Highway 16A & Highway 779 located less than a 5 minute drive to the Trans-Canada Highway (HWY 16).
- Full build-to-suit packages available with various improved land options, such as crushed concrete, gravel or asphalt paving.
- Over 27,900 vehicles/day pass through on Highway 16A with over 13,550 vehicles/day on Highway 779.
- Lots will be delivered stripped, graded and all off-site levies have been pre-paid by the developer.
- Municipal services are to the property line with paved approaches and LED street lights.
- Supportive vendor financing options on flexible terms available.

HCR HUGHES COMMERCIAL REALTY GROUP

THE DETAILS | RJ INDUSTRIAL PARK



LEGEND
- Available
- Sold or Leased



MUNICIPAL ADDRESS
19 & 21 Goertz Ave | Stony Plain, AB

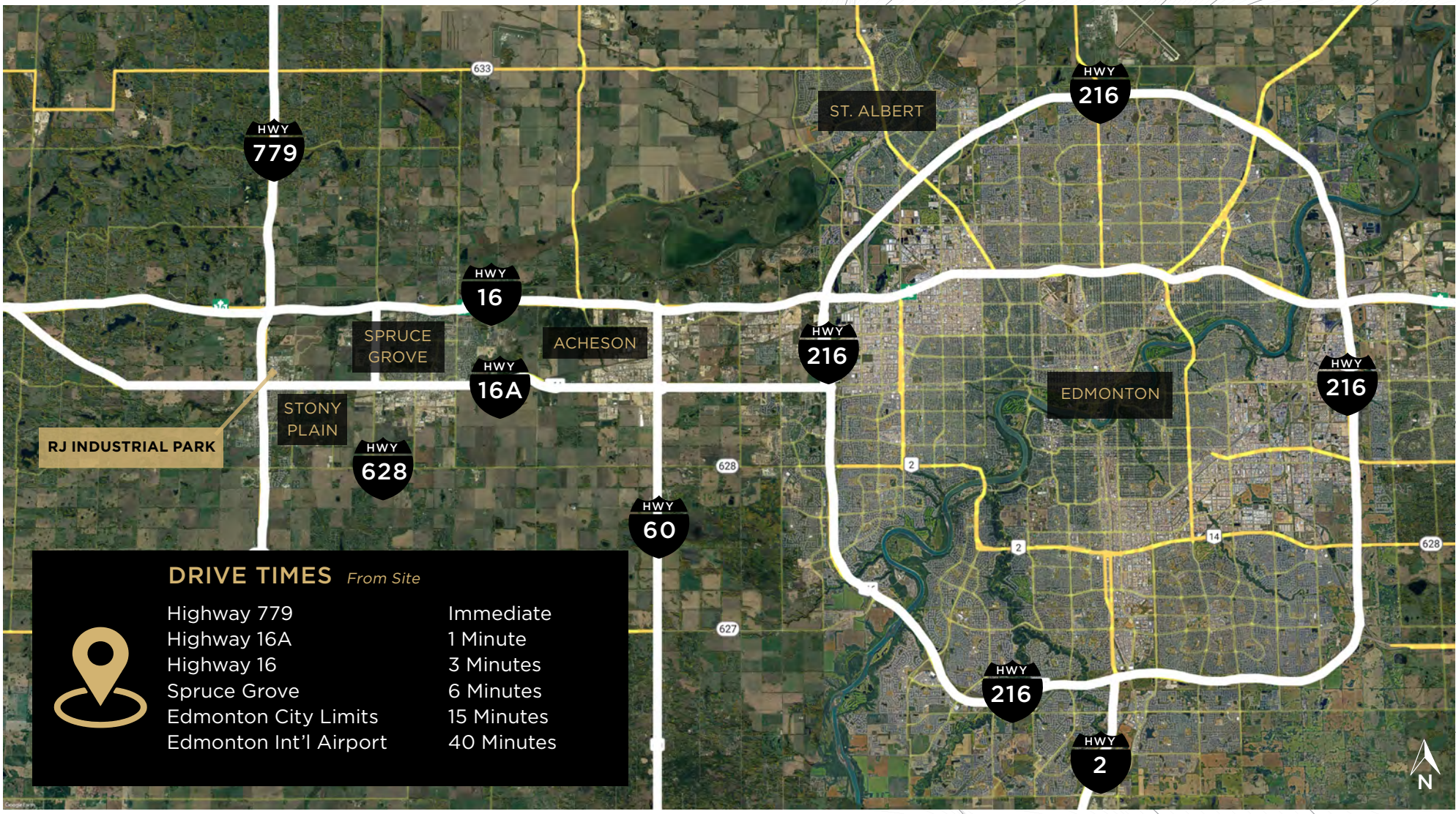
LEGAL ADDRESS
Plan 1423188, Block 1, Lots 10/11

ZONING
M1 - Business Industrial ⓘ

SERVICES
Full Municipal Standard

OFF-SITE LEVIES
All Pre-Paid

THE LOCATION | RJ INDUSTRIAL PARK



DRIVE TIMES *From Site*

Highway 779	Immediate
Highway 16A	1 Minute
Highway 16	3 Minutes
Spruce Grove	6 Minutes
Edmonton City Limits	15 Minutes
Edmonton Int'l Airport	40 Minutes

MAJOR ROADWAYS

HWY 16 Trans-Canada Corridor connecting Parkland to the West Coast and Port of Prince Rupert

HWY 60 Greater Edmonton region by-pass route connecting Highway 16 to Highway 2 (QE II Highway connecting Edmonton & Calgary)

HWY 216 Known as Anthony Henday Drive, this 78 kilometer ring road encircles Edmonton

HWY 2 Queen Elizatbeth II Highway that connects Edmonton with the Edmonton International Airport, Red Deer & Calgary

THE BUSINESSES | RJ INDUSTRIAL PARK



RETAIL & GROCERY

1. Safeway
2. Freson Bros. Fresh Market
3. Homegrown Foods
4. Walmart
5. Real Canadian Superstore

HARDWARE

6. Co-op Home Centre
7. The Home Depot
8. RONA
9. Home building centre
10. Peavey Mart

INDUSTRIAL

11. Co-op Cardlock
12. RJ MacLean Tank Services
13. XCMG
14. Brudco
15. Bearcat Mechanical Ltd.

RESTAURANTS

16. Tim Hortons
17. McDonald's
18. Wing'n it
19. Starbucks
20. A&W

BANKS & AUTO

21. Scotiabank
22. servus credit union
23. Petro-Canada
24. Esso
25. Crystal Truck RV & Car Wash

HOSPITALITY

26. Holiday Inn Express & Suites
27. Best Western
28. Stony Plain Inn & Suites
29. Days Inn
30. Travelodge by Wyndham

ABOUT THE DEVELOPER

Stony Plain Land, a forward-thinking project management and construction firm rooted in Stony Plain and Spruce Grove, Alberta, prioritizes the establishment of thriving client relationships, the implementation of robust workplace safety measures, and the adoption of environmentally sustainable practices to deliver top-notch building structures.

Their commitment lies in applying cutting-edge industry techniques that emphasize safety and environmetal responsibility.

As the predominant landowner in Stony Plain, Stony Plain Land boasts an impressive reputation for efficiently completing projects while maintaining close collaboration with the Town of Stony Plain.

Leveraging a network of sister companies, such as Alberta Precast, enables us to achieve efficiency and cost-effectiveness, offering highly competitive build-to-suit packages.





WHY STONY PLAIN?

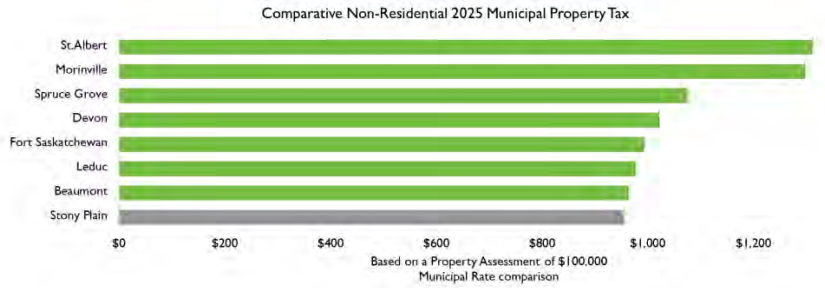
The gateway between the Edmonton Metropolitan Region and Western Alberta

- Low cost of land, low property taxes, easy transportation access, diverse business ecosystem, and supportive community are a few reasons businesses are choosing to locate in Stony Plain.
- Stony Plain is devoted to supporting and promoting economic opportunities to achieve financial sustainability and nature our communities growth.
- The Town is committed to allocating resources toward facilitating commercial, industrial and institutional development.
- Stony Plain encompasses a robust trade area of more than 400,000+ people within 30km.
- 987 businesses are proud to call Stony Plain home, receiving unparalleled support from both the town and the community in helping them not only exist but also thrive.
- Access to Western Canada's best talent, with the local labour force exceeding 13,000 people highly skilled in the healthcare, construction, manufacturing and retail trade.
- Stony Plain North Business park is located in Town of Stony Plain Infill Incentive Policy Area.

Click To View The Incentives

The **Tri-Municipal Region** enjoys several competitive advantages compared to peer communities, including:

- Lower cost option including taxes
- A business-friendly reputation
- Good infrastructure linkages including rail, road, and telecommunications
- Home to a young and growing population with affordable living and good quality of life



184,914
within the Stony Plain service area

19,106
current population of Stony Plain

99,659
labour force in Stony Plain service area

± 1,000
businesses proud to call Stony Plain home

$103,471
median Stony Plain service area household income



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