

2,750 sf

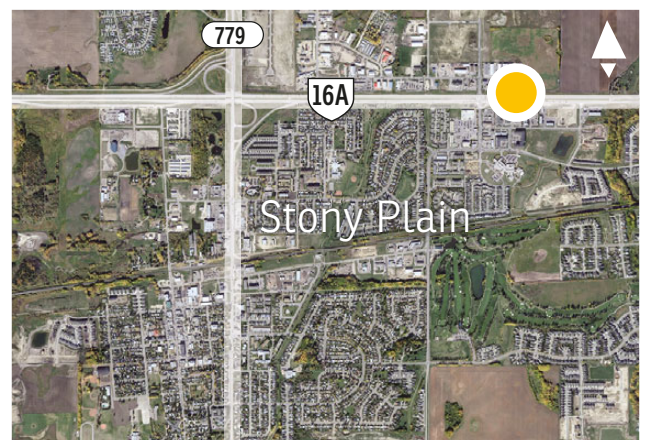
Unit 105



RETAIL/INDUSTRIAL SPACE FOR LEASE

Boulder Building
82 Boulder Boulevard, Stony Plain

» Prominent location with exposure to high traffic
on Hwy 16A



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
CONTACT:

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LOCAL EXPERTISE MATTERS



CELEBRATING

50 YEARS

1973-2023



TRAFFIC COUNT
20,000+ vehicles daily

Stony Plain's Demographics



Population
19,265



Median Age
39.1



Average Household Income
\$116,727



Current Consumption per Person



\$13,609
FOOD



\$4,761
HEALTH CARE



\$5,183
RECREATION

Source: Statistics Canada

LEASE INFORMATION

MUNICIPAL ADDRESS:

82 Boulder Boulevard, Stony Plain, AB

LEGAL ADDRESS: Plan 0621629 Block 2 Lot 4A

ZONING: MI (Business Industrial District)

AVAILABLE FOR LEASE:

» 2,750 sq. ft. – Unit 105

- Ceiling height – 20'
- Loading – 10' x 14' grade level
- Mezzanine office
- Halogen Lighting

» 3,500 sq. ft. – Unit 107/109 – **LEASED**

- Ceiling height – 20'
- Loading – 8' x 8' grade level
- Fluorescent Lighting
- 30'x24' outdoor fenced compound

BUDGETED OPERATING COSTS:

\$6.50 per sq. ft

NET RENT: \$23.00 per sq. ft.

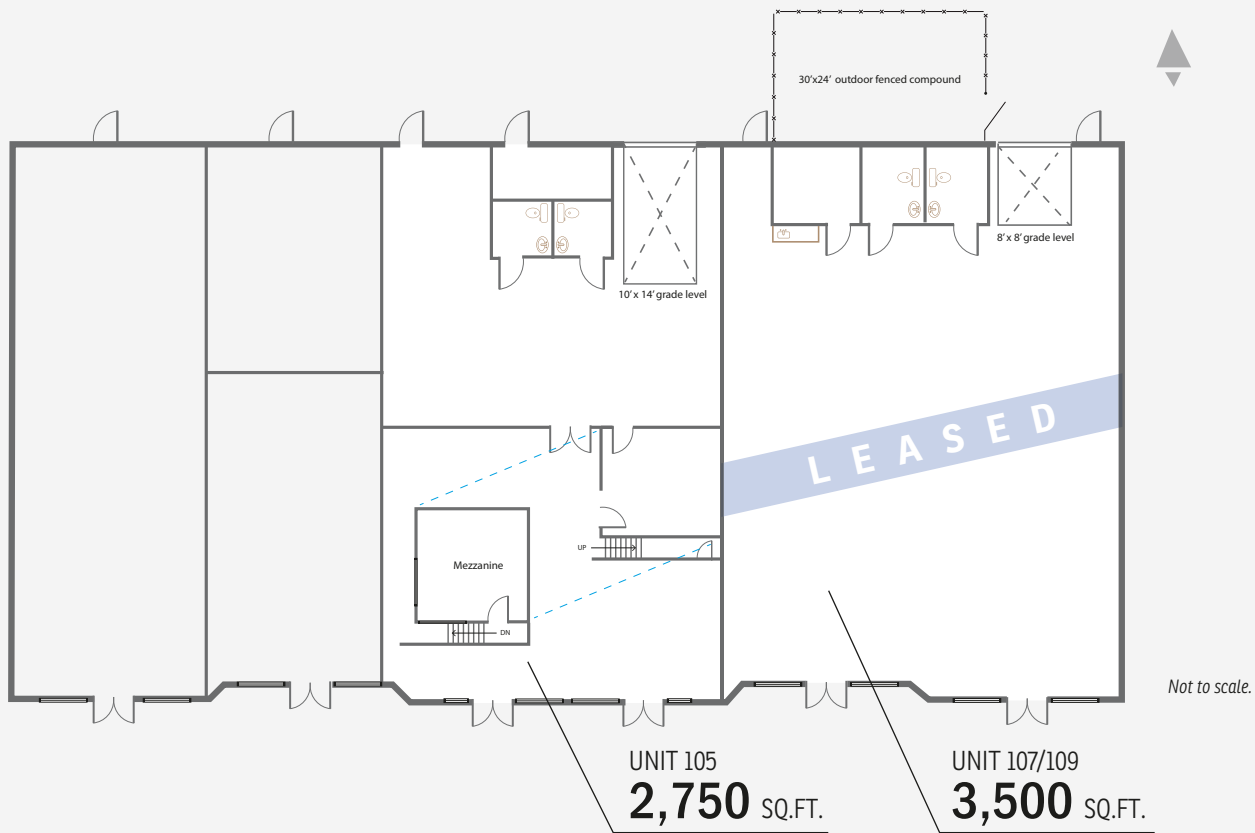
NOTES:

- » Pylon signage available at \$125 per month.
- » Rooftop HVAC units
- » Electric heating in bathrooms

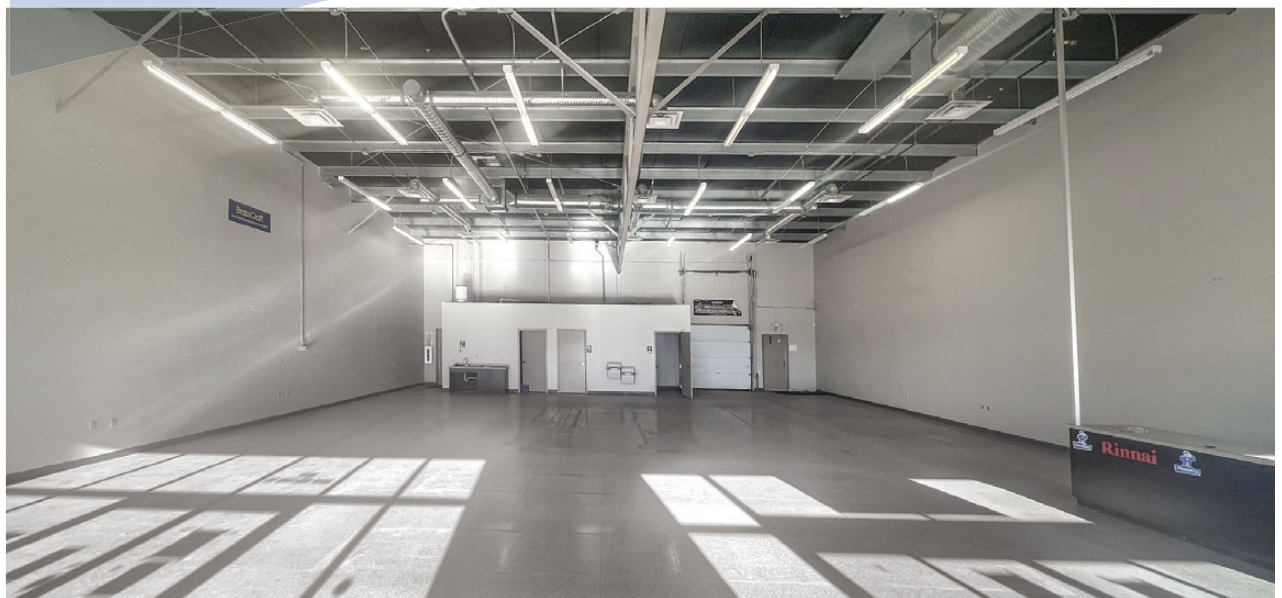
High-exposure pylon signage available.



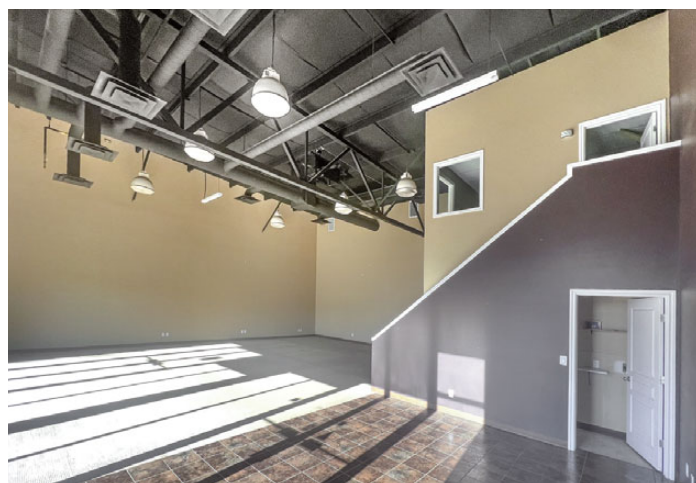
TRAFFIC COUNT
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UNIT 107/109
3,500 SQ.FT.



UNIT 105
2,750 SQ.FT.



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