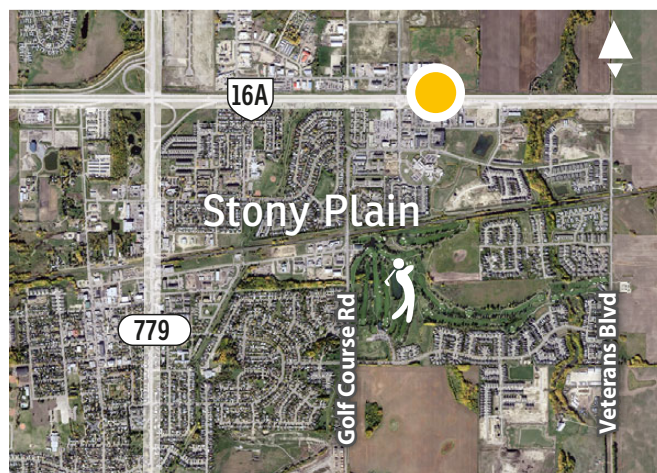




RETAIL INVESTMENT BUILDING FOR SALE

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:

Aline Schoepp, ASSOCIATE

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O: 780-463-3332

aschoepp@barclaystreet.com



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EXISTING INDUSTRIAL

FUTURE BUSINESS INDUSTRIAL

FUTURE COMMERCIAL

THE ENGLISH BAY CHOCOLATE FACTORY

EXISTING INDUSTRIAL

FUTURE BUSINESS INDUSTRIAL

FUTURE COMMERCIAL

N Park Dr

Boulder Blvd

Subject

PENDING BIG BOX RETAILER

28 Street

FUTURE POWER CENTRE

Veterans Blvd.

Parkland Hwy



PARKLAND HWY

20,000+ vehicles daily

S Park Dr

PROPERTY INFORMATION

MUNICIPAL ADDRESS:
82 Boulder Blvd, Stony Plain

LEGAL ADDRESS:
Plan 0621629; Block 2; Lot 4A;

LAND USE:
M1 – Business Industrial District

YEAR BUILT: 2007

SITE SIZE: 1.3 acres

TOTAL LEASABLE AREA:
9,812 sq. ft.

Note: There is an additional ~980 sq. ft. mezzanine office (see floorplan), which can be used by the owner or for additional revenue.

PARKING: ~55 surface stalls

FINANCIAL INFORMATION

TENANCY:
100% leased to 3 tenants – Telus, Retail Revolt and Canadian Water Protection

ANNUAL BASE RENT: \$216,250

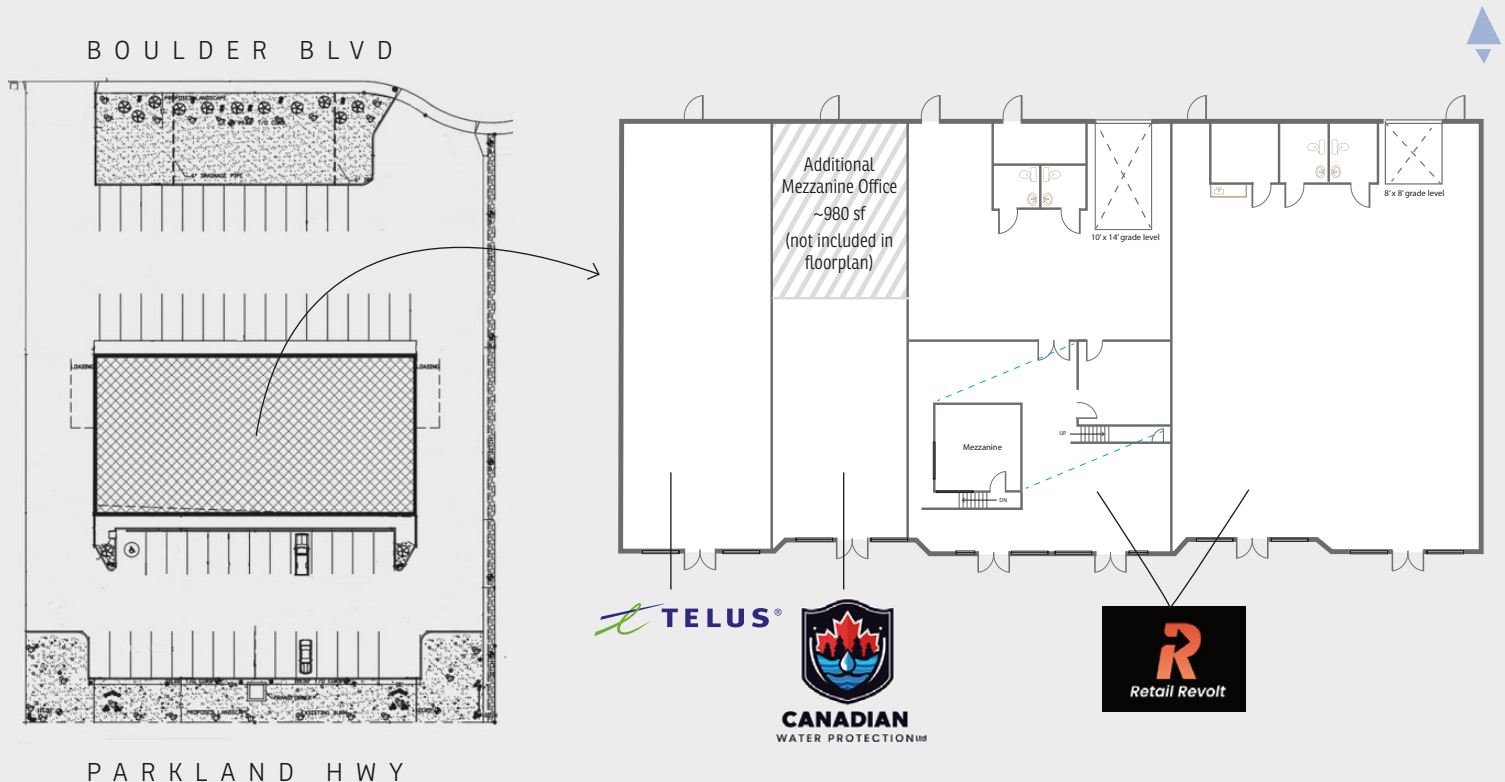
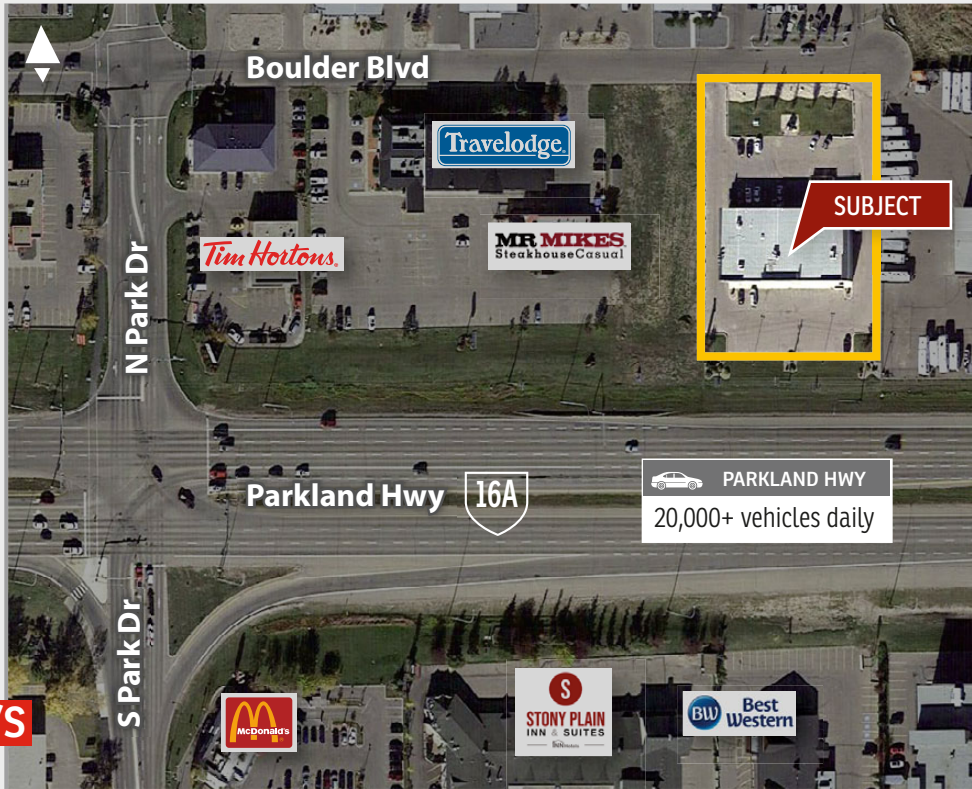
CAP RATE: 6.98%

ASKING PRICE: \$3,100,000 (\$315.94 per sq. ft.)

C/S



High-exposure pylon on Parkland Hwy.





Front of the property



Pylon sign



Front parking



Back of the property

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