

COURT ORDERED SALE

NAI Commercial




9,866 SF± ON 3.74 ACRES± IN PARKLAND COUNTY

**SIGNIFICANT
PRICE REDUCTION
TO \$799,000**

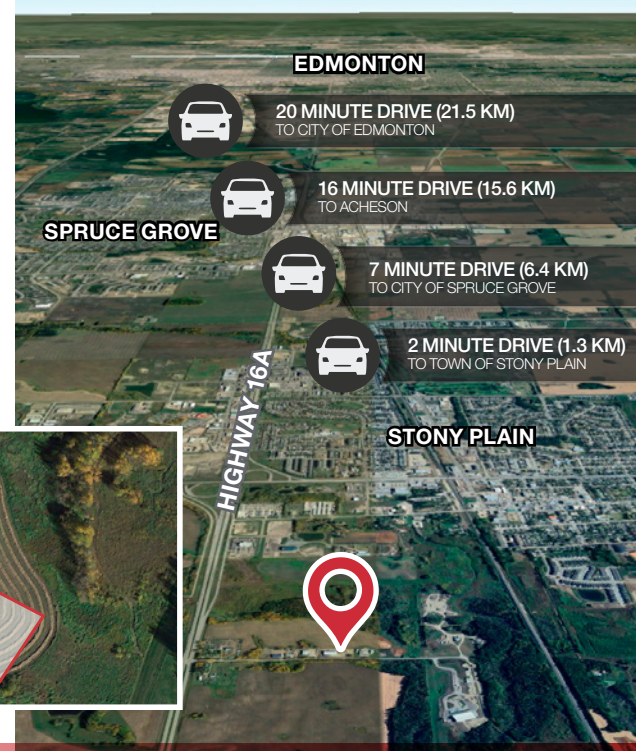
HIGHLY MOTIVATED LENDER

52521A GLORY HILLS ROAD | STONY PLAIN, AB | MULTIPLE BUILDINGS WITH SURPLUS LAND COMPONENT

PROPERTY HIGHLIGHTS

-  **Structures:** This property includes multiple buildings including the main building, shop and a mobile home
-  **Flexible Application:** Potential users include agricultural, cannabis, pharmaceutical, packaging, light fabrication and warehousing/storage
-  **Location:** Exposure to Glory Hills road with optimal access to Highway 16A with surplus land component

VINCE CAPUTO MBA, SIOR
Partner
780 436 7624
vcaputo@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM

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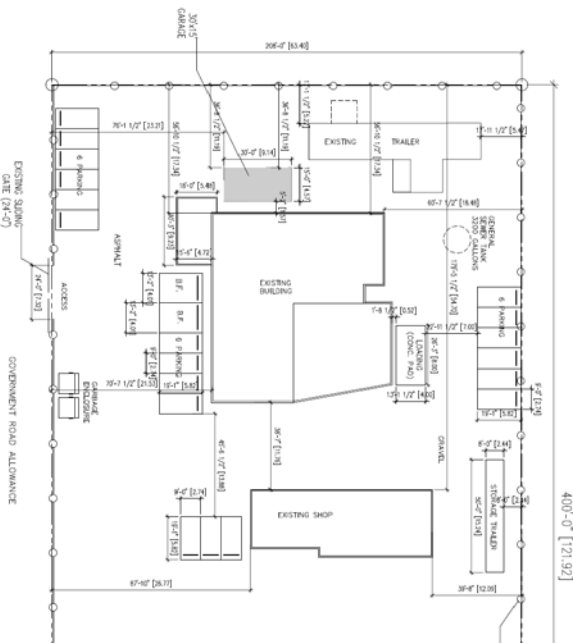
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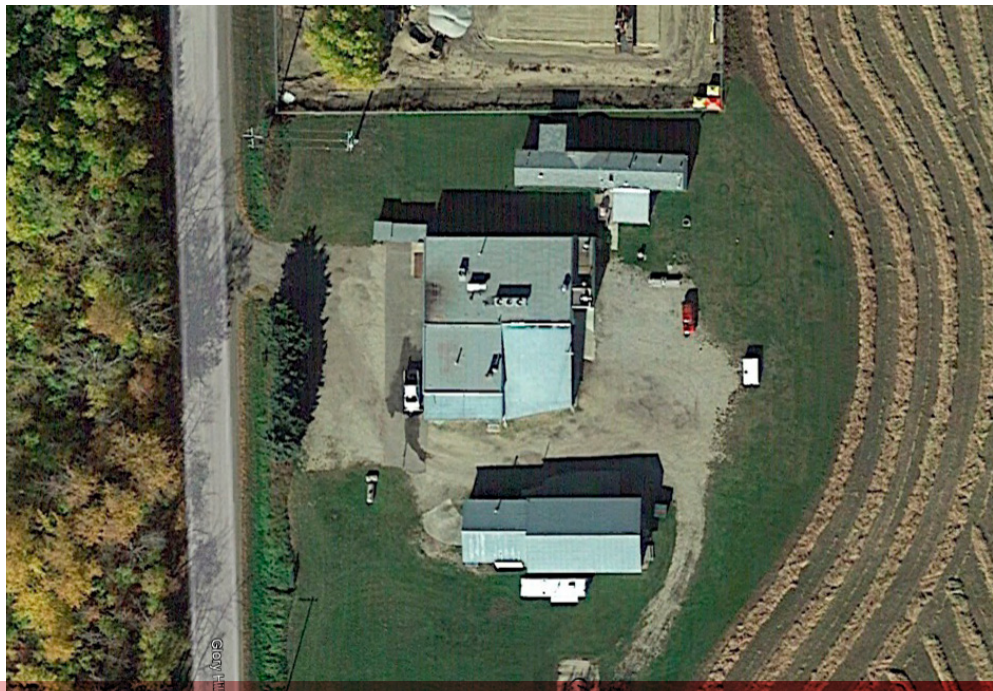
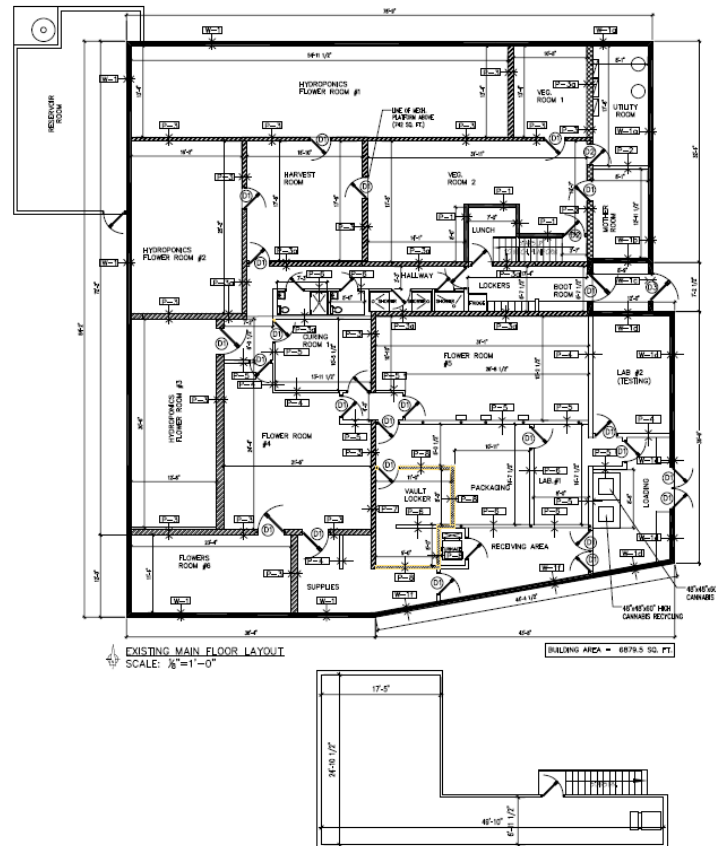
ADDITIONAL INFORMATION

SITE SIZE	3.74 acres±
BUILDINGS	7,586 sq.ft.± Building 2,280 sq.ft.± Shop Total: 9,866 sq.ft.±
LEGAL DESCRIPTION	5;1;52;36;NW
YEAR BUILT	1973 (Primary Building) 1983 (Warehouse) 2003 (Mobile Home)
SITE COVERAGE	6.06% (Inclusive of the Main Industrial Building & Warehouse/Shop Only)
ZONING	M1 - Business Industrial
LOADING	(1) 8'x8' dock loading door (2) 8'x8' grade double door
CEILING HEIGHT	12'
LIGHTING	LED lights
HEATING	TBD
AVAILABLE	Immediately
PROPERTY TAXES (2024 estimate)	52521A: \$14,982.58
SALE PRICE	\$1,350,000 \$1,150,000 FURTHER REDUCED TO \$799,000

SITE PLAN



MAIN BUILDING PLAN



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Primary Building



Primary Building - Interior



Shop



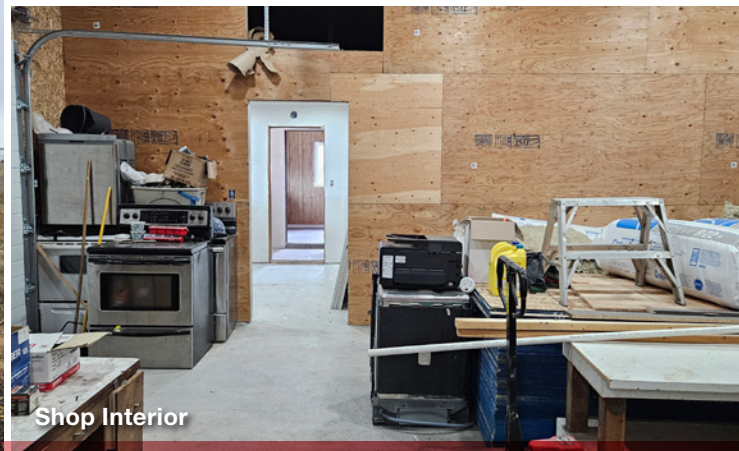
Shop Office Interior



Shop Office Interior



Mobile Home



Shop Interior



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