

# **\$1,190,000 - # #101 79 Boulder Bv, Stony Plain**

MLS® #E4292634

**\$1,190,000**

Bedroom, Bathroom, 4,800 sqft

Industrial on 0.00 Acres

North Business Park, Stony Plain, AB

GREAT INCOME PROPERTY! 4,800 sq.ft. +/- building consisting of 3 separately titled bays currently developed as one unit but separately serviced should you wish to divide by demising walls in future. Fully leased (triple net lease) to long term national tenant with long term lease (with tenant option to renew) and a current CAP Rate of 6.2%.

Built in 2008

## **Essential Information**

MLS® #	E4292634
Price	\$1,190,000
Square Footage	4,800
Acres	0.00
Year Built	2008
Type	Industrial

## **Community Information**

Address	# #101 79 Boulder Bv
Area	Parkland
Subdivision	North Business Park
City	Stony Plain
Province	AB
Postal Code	T7Z 1V6

## **Amenities**

Features	Visual Exposure, High Traffic Area, Paved Lot, Pylon/Sign, Retail
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Exposure, Highway Access

**Exterior**

Construction      Steel Frame

**Additional Information**

Date Listed      May 9th, 2022

Zoning      M-1

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Listing information last updated on May 18th, 2024 at 12:01am MDT