

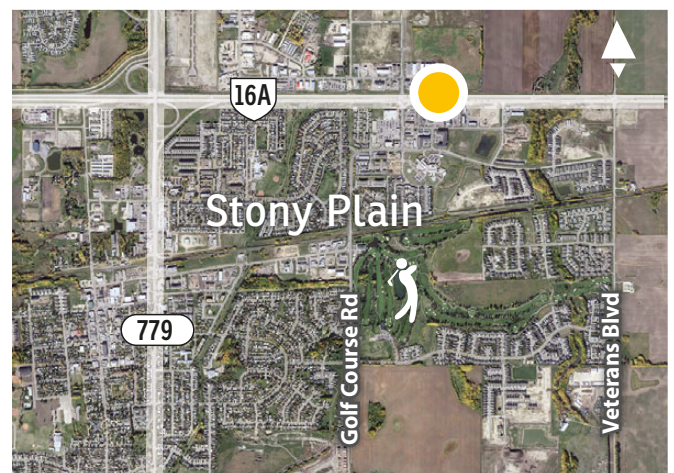
**FULLY  
LEASED**



## 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  
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FUTURE BUSINESS INDUSTRIAL

MEDIUM LOW DENSITY RESIDENTIAL

MEDIUM LOW DENSITY RESIDENTIAL

MEDIUM LOW DENSITY RESIDENTIAL

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

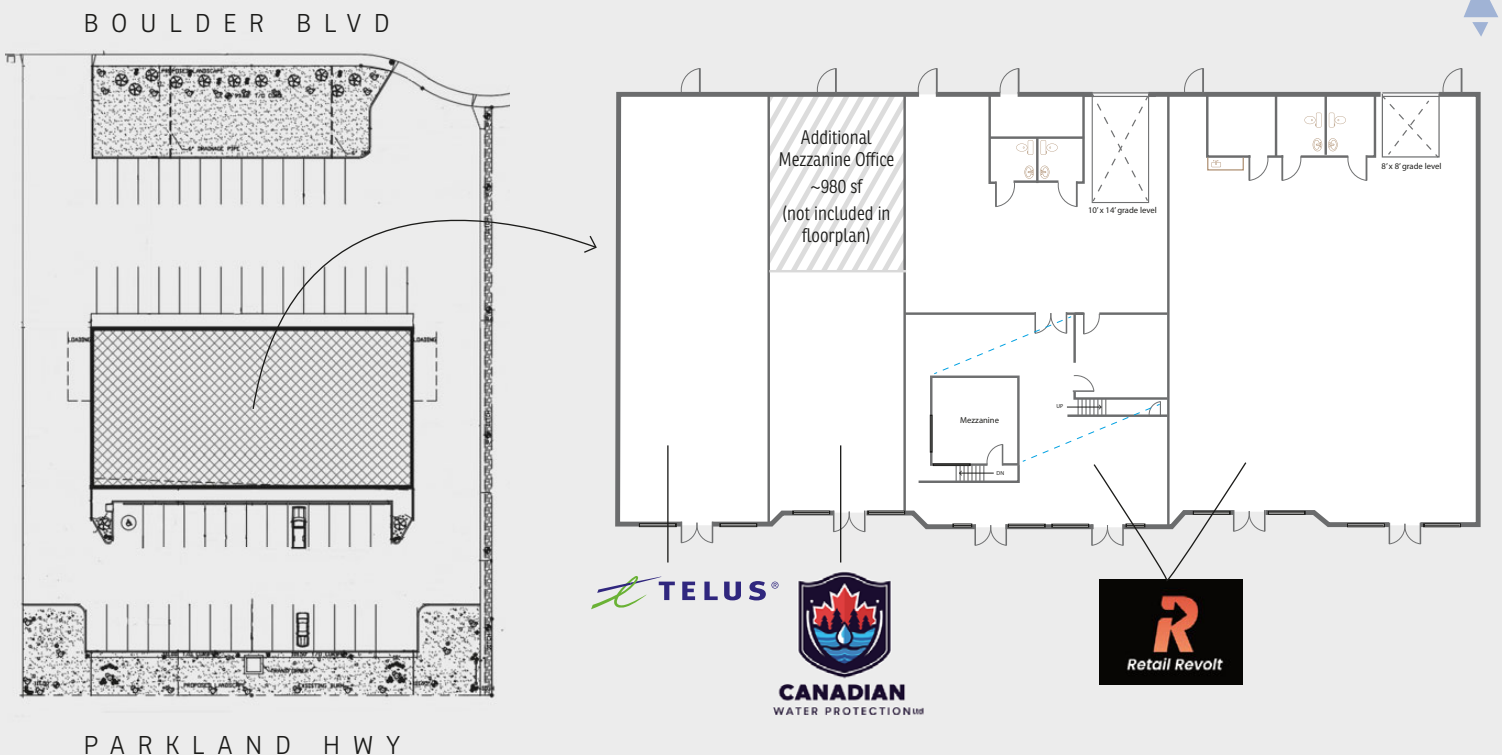
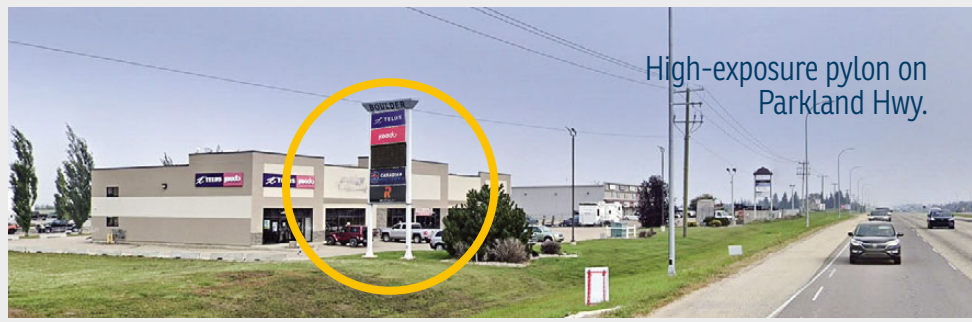
## FINANCIAL INFORMATION

**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.)







Front of the property



Pylon sign



Front parking



Back of the property

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