

HIGHWAY 16A VACANT LOT

4002 – 50TH Street, Stony Plain

Decker Properties
Management Ltd.

FOR SALE OR WILL BUILD TO SUIT



Drone footage

HIGHLIGHTS

- Two 1.83 Acre lots available right on Highway 16A.
- Adjacent to Stony Plain's exhibition grounds and Community Centre.
- Forced main serviced to site
- For sale or will build to suit
- Zoning: C-2 Commercial

IDEAL LOCATION FOR

- Car Wash
- Car dealership
- Retail strip centre
- Entertainment complex
- Gas Station / Convenience Store
- Restaurant
- Veterinary Clinic

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106, 3802-49 Avenue
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780.963.2512

www.DeckerProperties.com

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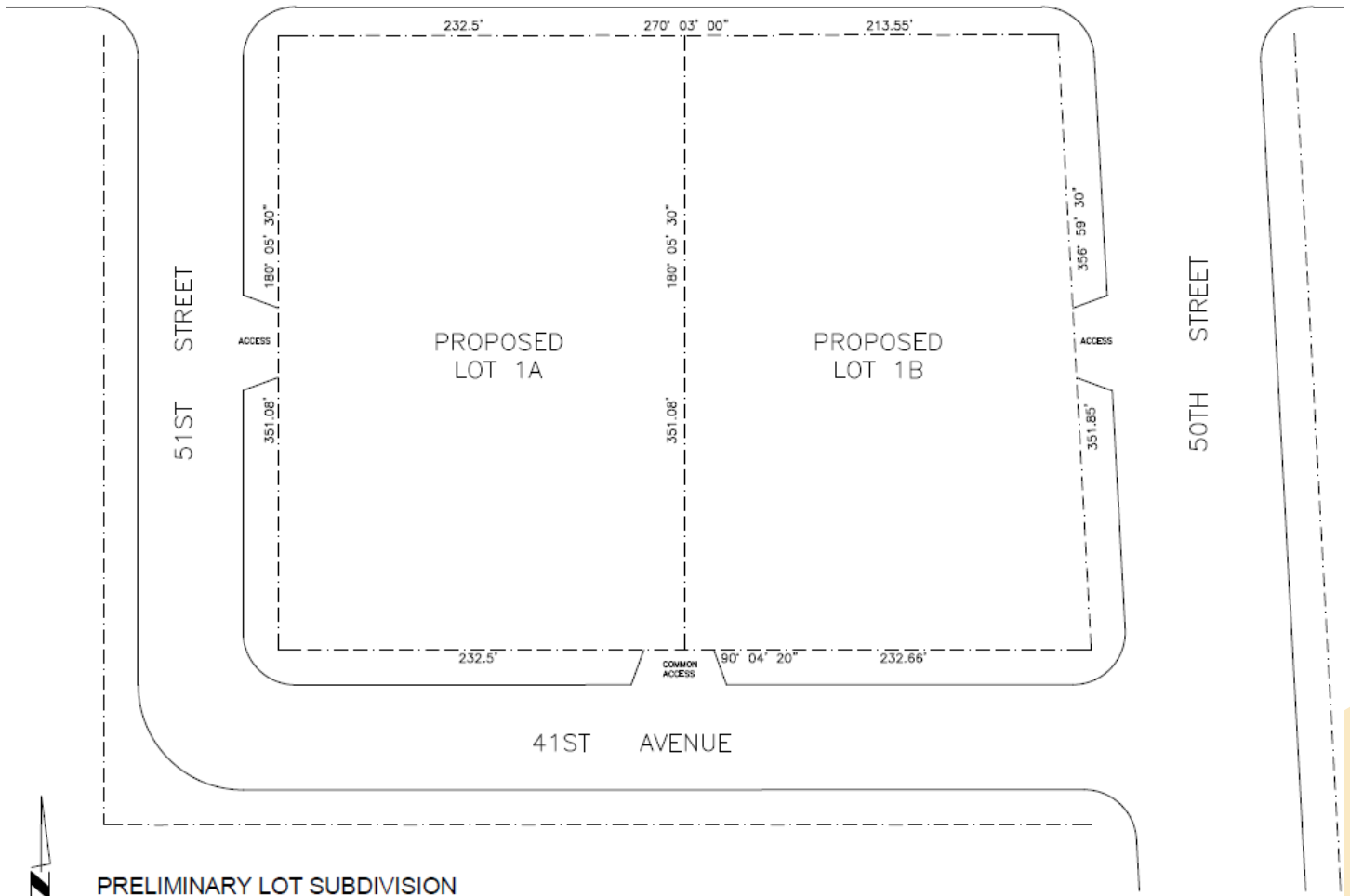
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HIGHWAY 16A

2020 Vehicle Count – 21,680 vpd

HWY 16A SERVICE ROAD



PRELIMINARY LOT SUBDIVISION

Lot 1A – 1.83 Acres \$1,326,750.00

Lot 1B – 1.83 Acres \$1,326,750.00

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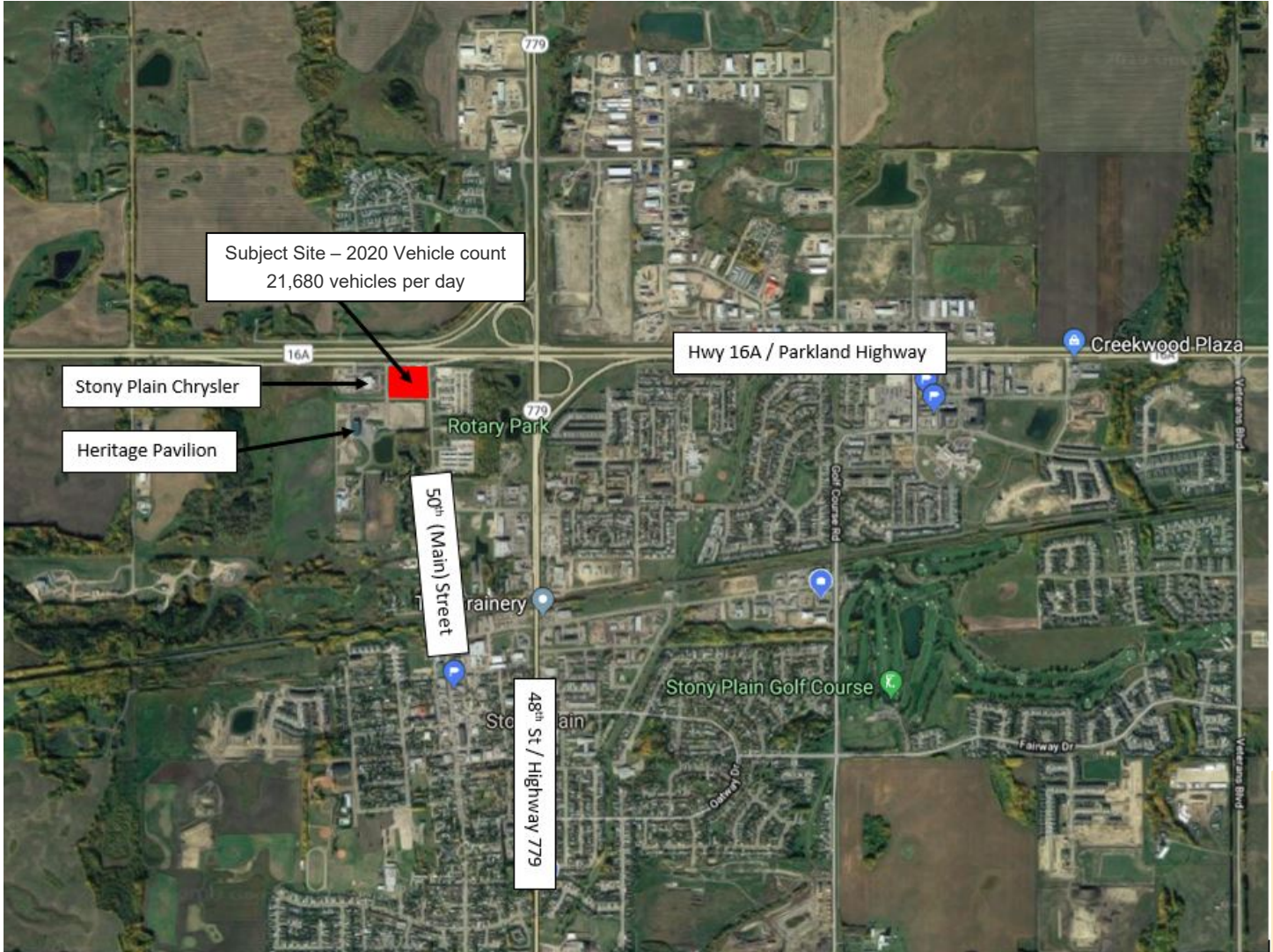
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TOWN OF STONY PLAIN

Stony Plain is a lively and dynamic community located just 17 kilometres from Alberta's capital city of Edmonton. Despite its steadfast growth, Stony Plain proudly prioritizes and maintains its strong cultural heritage while offering city-sized amenities and a progressive business environment. The community provides an array of housing and transportation options, an excellent school district, and a mix of both locally and nationally owned retail shops, restaurants, and professional services.



Visit:

www.choosestonyplain.com

COMMUNITY HIGHLIGHTS

- Trade area of over 300,000 people
- Young, educated work force
- Local, full-service hospital
- Diverse economic base
- Easy access to major air, rail and ground transportation options
- Low taxes
- High quality of life
- Public, private and separate education options



MacLean's has listed Stony Plain in the top 75 best Canadian communities for 2021. The Town is ranked 61 out of 415 communities across the country, seventh in Alberta, and second in the Edmonton Metropolitan Region.

The Canadian magazine publishes national community rankings weighing factors including affordability, population growth, taxes, crime, weather, health, amenities, community, and internet access. Stony Plain's top features that have earned it a spot amongst the top ten Albertan communities in the national list include internet access, taxes, and population growth.

"Stony Plain ranked 185 out of 415 back in 2019, and it is an incredible feeling to watch local progress and development be recognized at a national level," says Mayor William Choy. *"Next time, we're aiming for top 50 in the country!"*



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