

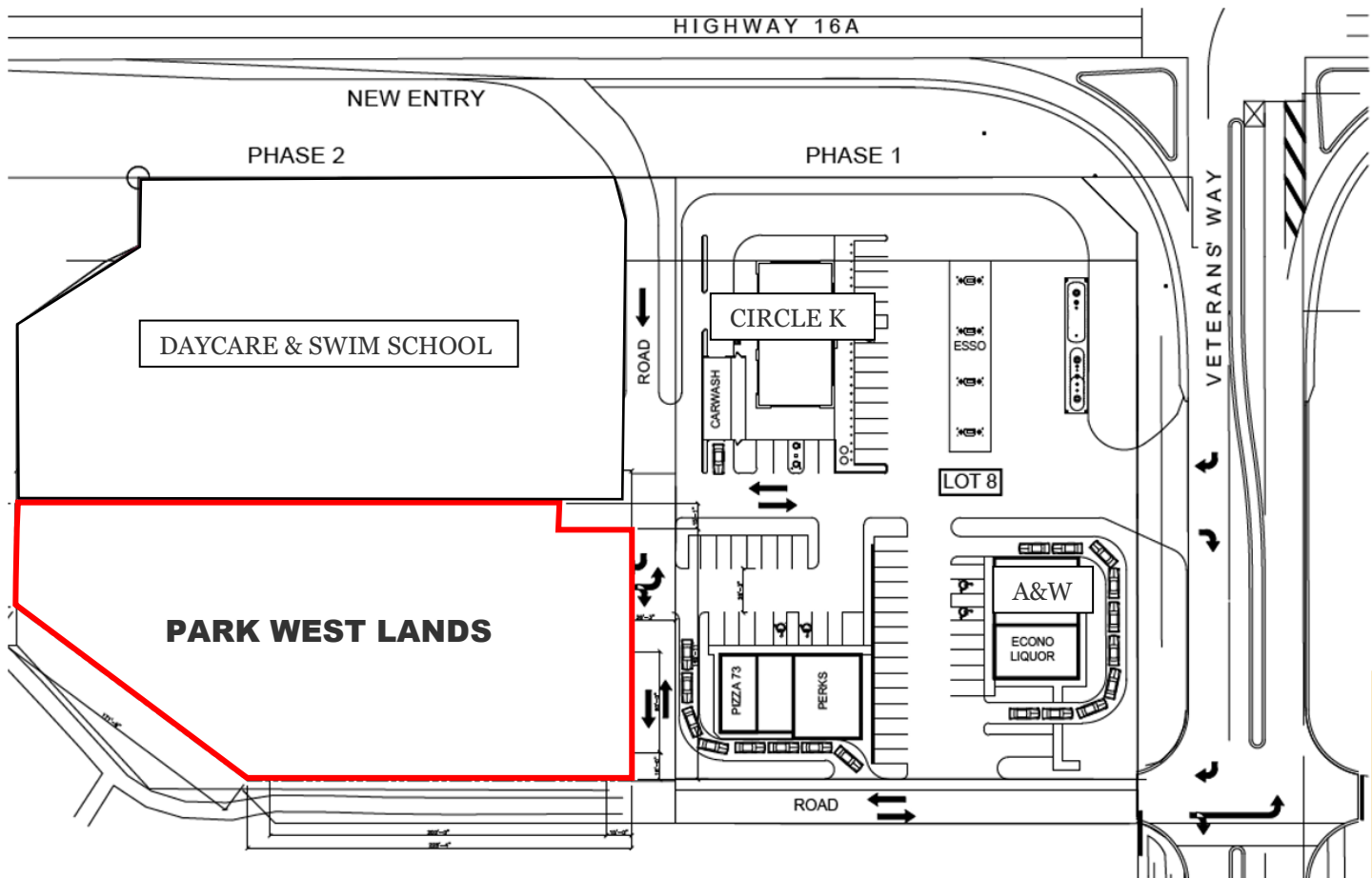
PARK WEST CROSSING

SW Corner of Hwy 16A & Veterans Blvd, Stony Plain

Decker Properties
Management Ltd.

Park West Lands

For Sale or will Build to Suit



HIGHLIGHTS

- High visibility from Highway 16A
- Access off Highway 16A & Veteran's Boulevard
- Zoning: R-8 Residential High Density
- Current tenants: A&W, Circle-K, Liquor, Perk's Coffee House, Swim School, Chopped Leaf & Pizza 73
- Shovel ready ground with over \$100,000 of site work done
- Off site levies prepaid
- Includes 50% ownership of pylon sign located on Hwy 16A

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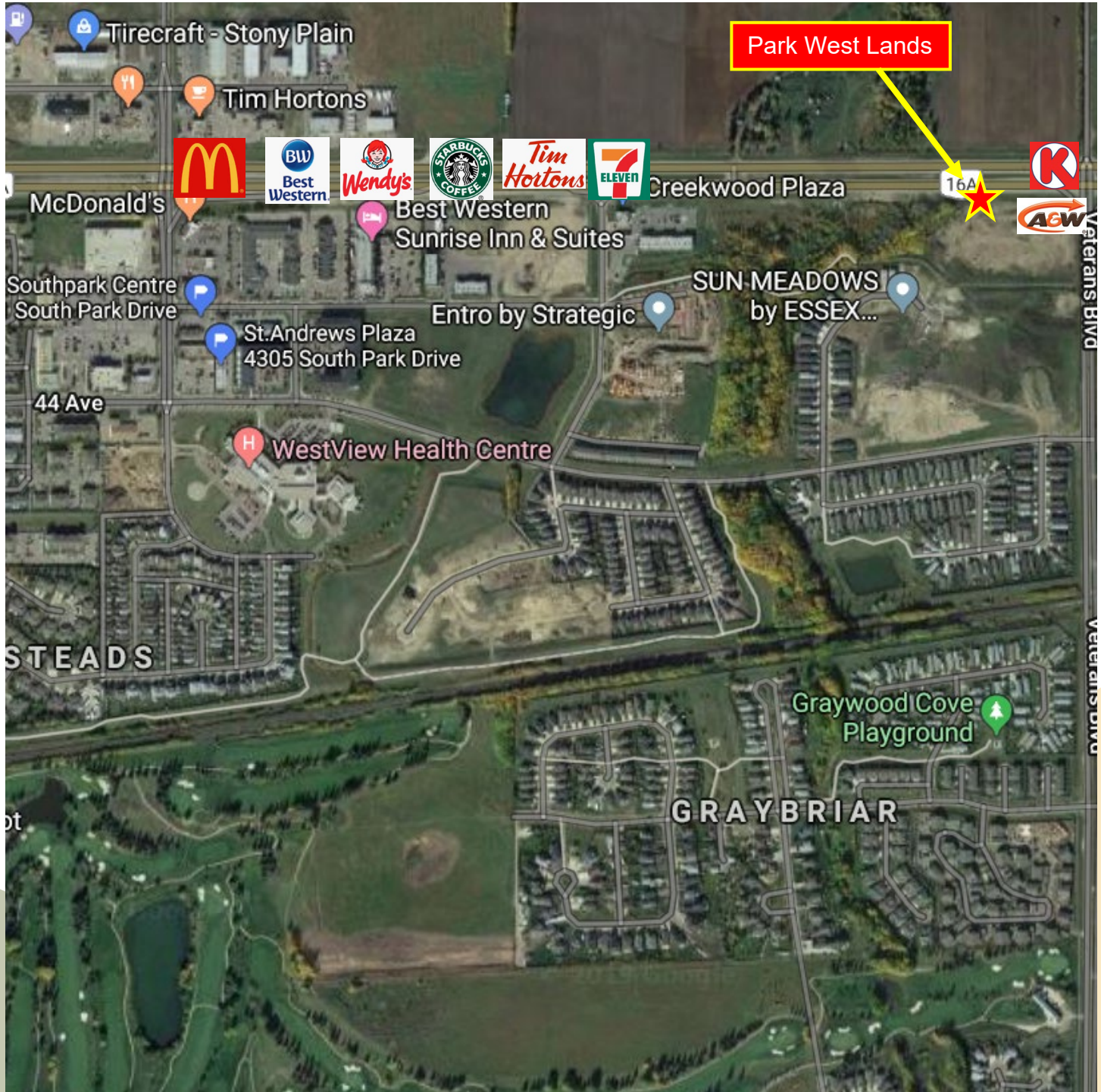
Decker Properties Management Ltd.
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STONY PLAIN

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
- Stony Plain Population- approximately 18,000



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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