

\$1,190,000 - 101 79 Boulder Boulevard, Stony Plain

MLS® #E4419358

\$1,190,000

0 Bedroom, 0.00 Bathroom,
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%.

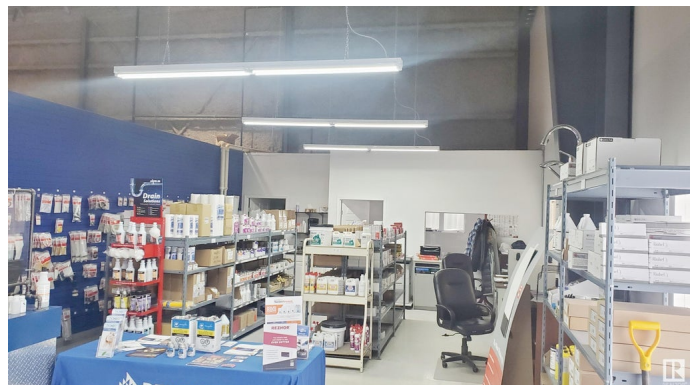
Built in 2008

Essential Information

| | |
|------------|-------------|
| MLS® # | E4419358 |
| Price | \$1,190,000 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 2008 |
| Type | Industrial |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 101 79 Boulder Boulevard |
| Area | Stony Plain |
| Subdivision | North Business Park |
| City | Stony Plain |
| County | ALBERTA |
| Province | AB |
| Postal Code | T7Z 1V6 |



Exterior

| | |
|--------------|-------------|
| Exterior | Steel Frame |
| Construction | Steel Frame |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | January 27th, 2025 |
| Days on Market | 232 |
| Zoning | Zone 91 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 16th, 2025 at 7:32am MDT