

# **\$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%.

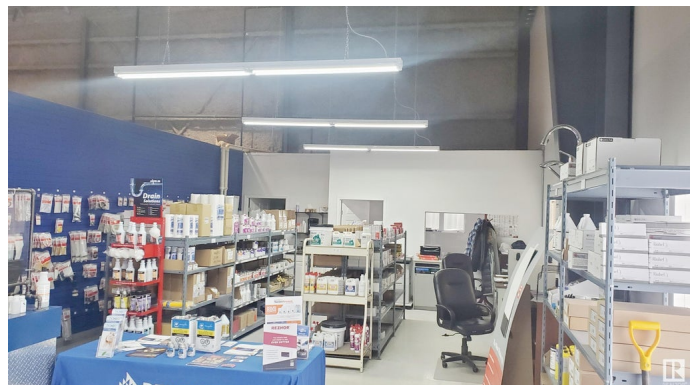
Built in 2008

## **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	140
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 June 16th, 2025 at 2:02pm MDT