

COURT ORDERED SALE

NAI Commercial

9,866 SF± ON 3.74 ACRES± IN PARKLAND COUNTY






**PRICE
REDUCED!
NOW: \$1.15M**

52521A GLORY HILLS ROAD

STONY PLAIN, AB

MULTIPLE BUILDINGS WITH
SURPLUS LAND COMPONENT

PROPERTY HIGHLIGHTS

-  **Structures:** This property includes multiple buildings including the main building, shop and a mobile home
-  **Flexible Application:** Potential users include agricultural, cannabis, pharmaceutical, packaging, light fabrication and warehousing/storage
-  **Location:** Exposure to Glory Hills road with optimal access to Highway 16A with surplus land component



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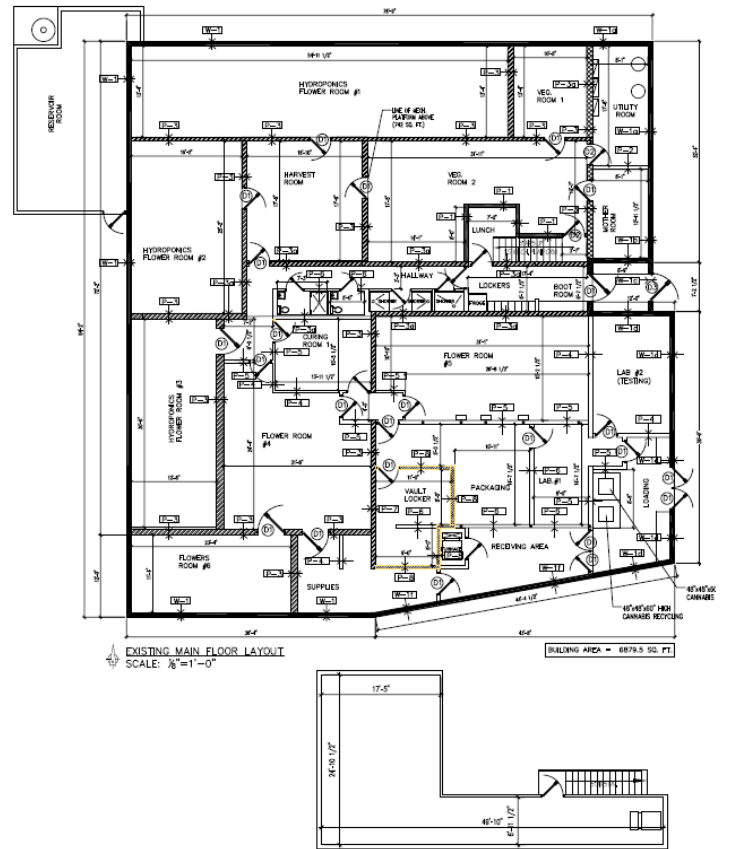


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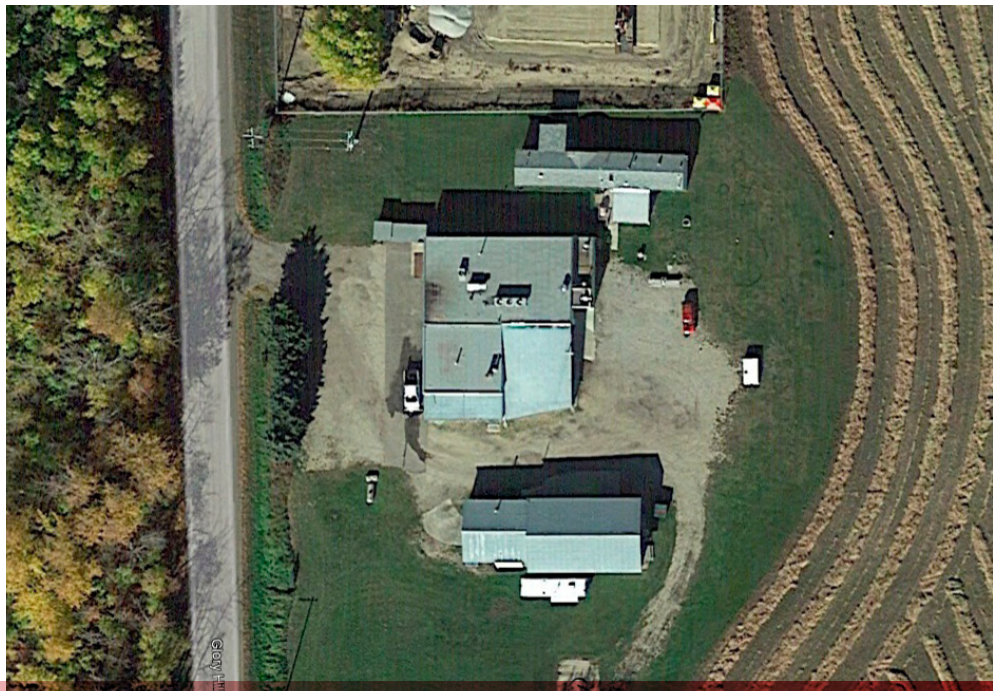
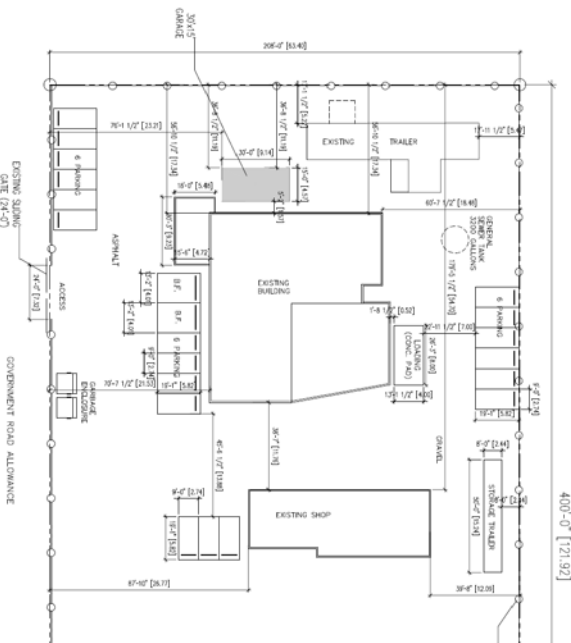
ADDITIONAL INFORMATION

SITE SIZE	3.74 acres±
BUILDINGS	7,586 sq.ft.± Building 2,280 sq.ft.± Shop Total: 9,866 sq.ft.±
LEGAL DESCRIPTION	5;1;52;36;NW
YEAR BUILT	1973 (Primary Building) 1983 (Warehouse) 2003 (Mobile Home)
SITE COVERAGE	6.06% (Inclusive of the Main Industrial Building & Warehouse/Shop Only)
ZONING	M1 - Business Industrial
LOADING	(1) 8'x8' dock loading door (2) 8'x8' grade double door
CEILING HEIGHT	12'
LIGHTING	LED lights
HEATING	TBD
AVAILABLE	Immediately
PROPERTY TAXES (2024 estimate)	52521A: \$14,982.58
SALE PRICE	\$1,350,000 REDUCED TO \$1,150,000

MAIN BUILDING PLAN



SITE PLAN



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52521A GLORY HILLS ROAD | STONY PLAIN, AB



Primary Building



Primary Building - Interior



Shop



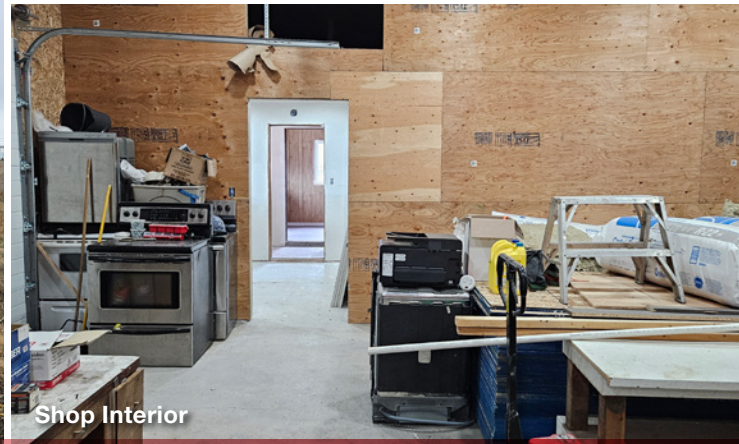
Shop Office Interior



Shop Office Interior



Mobile Home



Shop Interior



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