

## \$1,400,000 - 52529 Glory Hills Road, Stony Plain

MLS® #E4427706

**\$1,400,000**

0 Bedroom, 0.00 Bathroom,  
Business with Property on 0.00 Acres

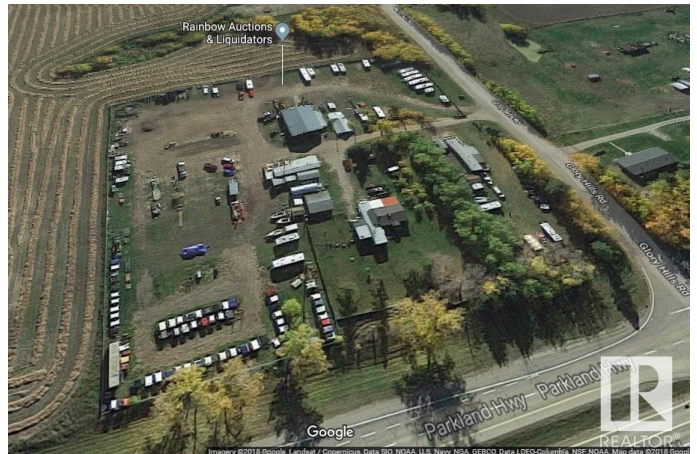
Annexed Area, Stony Plain, AB

4.97 acres with prime highway frontage at Hwy 16A and Rge Rd 11 (Glory Hills Road) within the Town of Stony Plain and only 1 mile west of the Stony Plain overpass. Zoned highway commercial. Located on high ground, it features a 40x60 shop with 2 16'™ high doors, main floor office plus 2 mezzanine offices; stock rooms, bathroom, sump pump, plus 2nd level emergency exit. Two residences on the yard: an older house with 2 bdrms & 1 bath, and a mobile home with 2 bdrms & 1 bath (both homes currently rented). Double garage, single garage, 816 sqft office building with concession area. RV storage and homes bring in approx. \$4000 per month. Canopy business is also included. Secure, full fencing with chain link and a gate. This is a significant opportunity to develop further, use the existing business, or to start your own in a prime highway location with high visibility.

Built in 2004

### Essential Information

MLS® #	E4427706
Price	\$1,400,000
Bathrooms	0.00
Acres	0.00
Year Built	2004
Type	Business with Property



Status                      Active

**Community Information**

Address                    52529 Glory Hills Road  
Area                        Stony Plain  
Subdivision              Annexed Area  
City                        Stony Plain  
County                    ALBERTA  
Province                 AB  
Postal Code              T7Z 0A2

**Exterior**

Exterior                  Metal  
Construction            Metal

**Additional Information**

Date Listed              March 26th, 2025  
Days on Market        136  
Zoning                    Zone 91

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