

Courtesy Of Arlie E Jespersen Of Century 21 Leading

# \$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

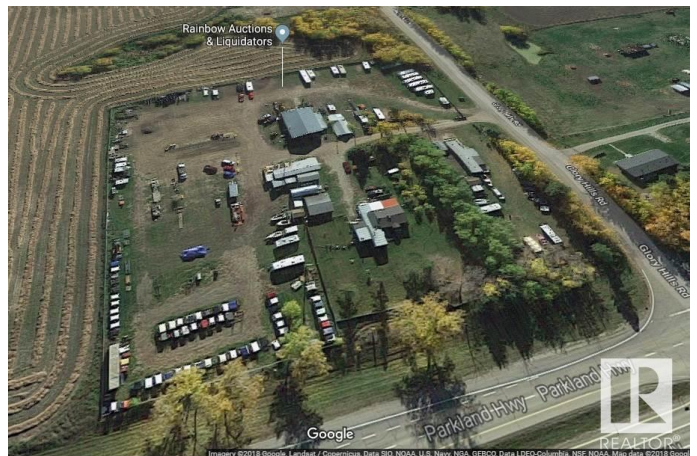
Annexed Area, Stony Plain, AB

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 29  
Zoning Zone 91

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Listing information last updated on April 24th, 2025 at 4:32am MDT