

Courtesy Of Kerry R Pfannmuller Of Century 21 Leading

## **\$1,849,900 - 30 Goertz Avenue, Stony Plain**

MLS® #E4414637

**\$1,849,900**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

North Business Park, Stony Plain, AB

AMAZING SHOP FOR SALE!! 7,000 SQUARE FEET, WITH MAIN HWY EXPOSURE, DRIVE THROUGH BAYS, FIVE-16X16 HUGE BAY DOORS, 18 FT CEILINGS, EXTRA LARGE PAVED & FENCED COMPOUND, 1,440 SQ FT OF HEATED & AIR CONDITIONED OFFICE SPACE, 6,300 FT OF SHOP SPACE, ALL APPLIANCES & OFFICE FURNITURE INCLUDED, ALL THIS AND LOW STONY PLAIN PROPERTY TAXES TO TOP IT OFF!! 1.08 Acre fully paved Lot with large open front yard & fenced rear compound. 2 story air conditioned office buildout with 3 bathrooms, 4 offices, customer foyer, conference room, kitchen & laundry. City water & septic system with low pressure municipal sewer, Huge shop with radiant tube heating, natural gas make up air unit, 400 Amp 3 phase power, floor drains and security system. Newer industrial park with wide paved-well lighted street. Great mix of Businesses including the new Co-Op card lock truck stop. Fast possession available! Phase one environmental site assessment (Dec 2023). Great space & location, quick hwy access & great investment opportunity!!

Built in 2018

### **Essential Information**

MLS® #                      E4414637



|            |                 |
|------------|-----------------|
| Price      | \$1,849,900     |
| Bathrooms  | 0.00            |
| Acres      | 0.00            |
| Year Built | 2018            |
| Type       | Land Commercial |
| Status     | Active          |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 30 Goertz Avenue    |
| Area        | Stony Plain         |
| Subdivision | North Business Park |
| City        | Stony Plain         |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T7X 0H6             |

### Exterior

|              |                          |
|--------------|--------------------------|
| Exterior     | Metal, Brick, Wood Frame |
| Roof         | See Remarks              |
| Construction | Metal, Brick, Wood Frame |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 26th, 2024 |
| Days on Market | 212                 |
| Zoning         | Zone 91             |

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Listing information last updated on June 25th, 2025 at 11:17pm MDT