

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**

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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	249
Zoning	Zone 91

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Listing information last updated on August 2nd, 2025 at 4:47am MDT