

FOR SALE

MULTI-FAMILY DEVELOPMENT OPPORTUNITY

4043 46 Street, Stony Plain, AB



HIGHLIGHTS

- 3.332 acres ± residential development land
- Highest and best use feasibility study has been completed for a multi-building residential development
- Proposed zoning allows for medium to high density housing, along with commercial development and daycare facilities
- The regional population is projected to double in the next two decades, making this the perfect time for growing ventures in Stony Plain
- Property located just north of the Old Town South Redevelopment Area

KELLY GIBBON

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BERT GAUDET

Director, Associate Broker

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For Sale | Multi-Family Development Opportunity, Stony Plain



Stony Plain Demographics

Population



19,300

Projected
Population (2031)



22,794

Median Age



40.8

Avg. Household
Income



\$90,700

Property Details & Financials

MUNICIPAL ADDRESS	4043 46 St, Stony Plain, AB
LEGAL DESCRIPTION	Plan: 0226331; Block: 1 Lot: 3A;
CURRENT ZONING	R6 - (Comprehensive Planned Residential District)
PROPOSED ZONING	R8 - (Comprehensive Planned Residential District)
TYPE OF PROPERTY	Development Land
SIZE	3.332 acres ±
SALE PRICE	\$1,845,000.00 \$1,745,000.00
PROPERTY TAXES	\$12,106.53/yr (2025)
POSSESSION	Immediate

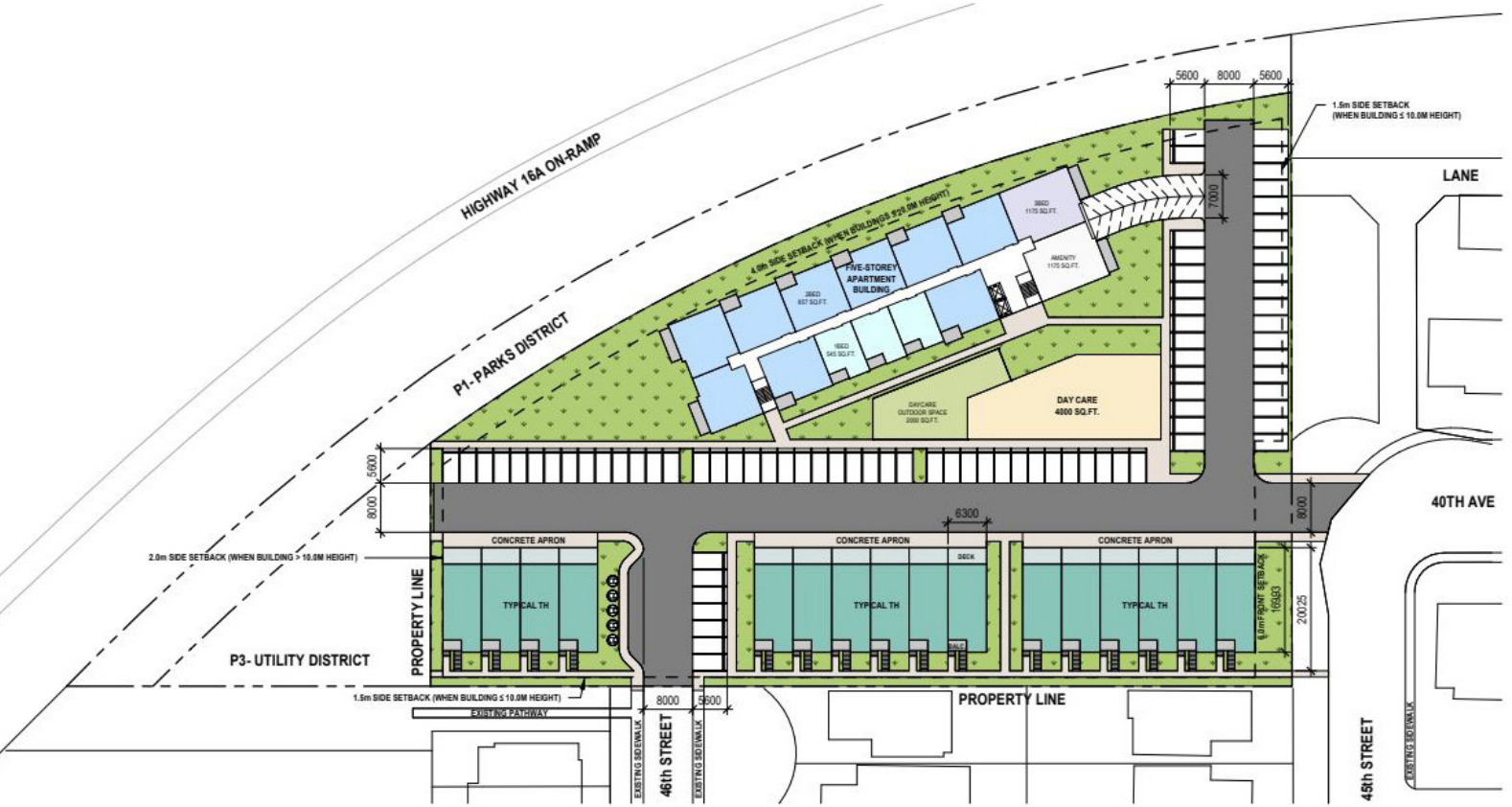


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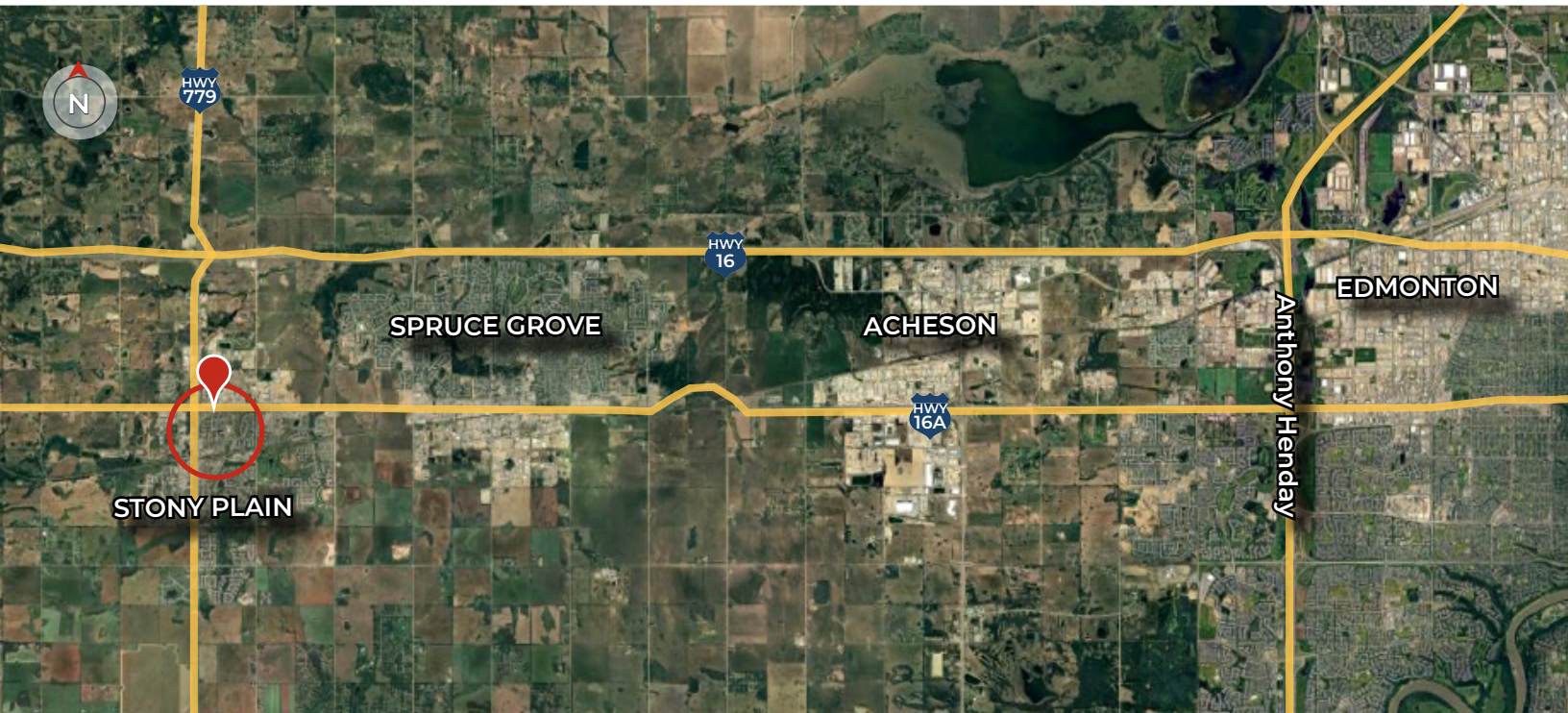
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Conceptual Site Plan | Multi-Family Development Opportunity, Stony Plain



Property Location



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- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

KELLY GIBBON Director, Associate MBA



Kelly takes great pride in the service that he provides. His focus is aligning his efforts with the goals and desires of his clients. This approach has been extraordinarily beneficial to the people and companies that he represents and has helped Kelly create many long term relationships as a trusted advisor.

Kelly's thorough attention to detail as well as his creative approach to problem solving has made him a huge asset to his real estate clientele.

BERT GAUDET Director, Associate Broker



In 2010 Bert, as an owner of Garstad and Whittingham Realty, joined forces with the Royal Park Realty team. He has 25 years of commercial real estate experience, with specific knowledge of the Nisku/Leduc market.

Bert enjoys providing personalized service to his clients and prides himself on building long-term relationships with them. He is passionate about putting together deals and consistently producing results.



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