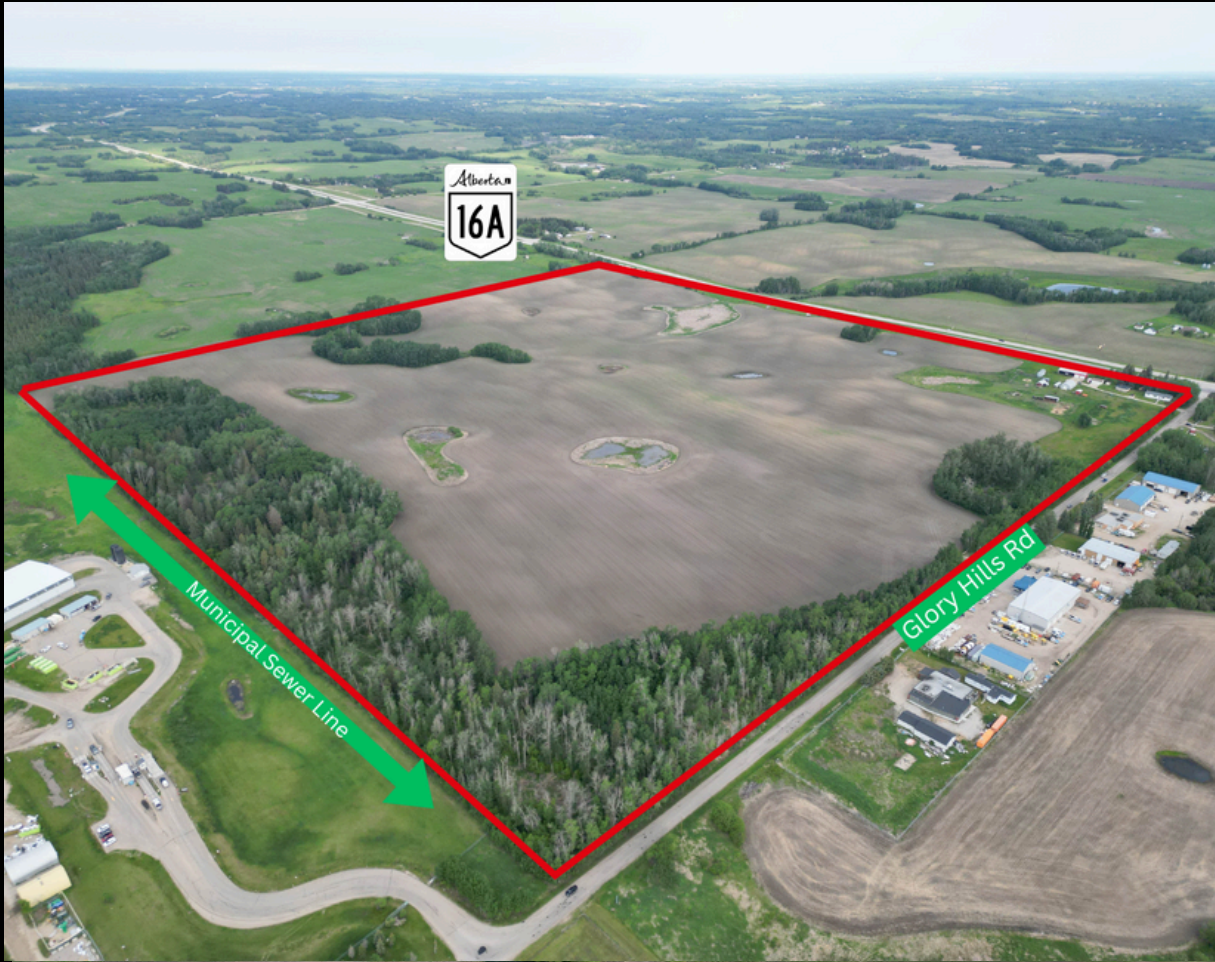


**±160 ACRES
DEVELOPMENT LAND**



**52532 GLORY HILLS ROAD
STONY PLAIN, AB**

Victor Moroz, Associate Broker
780.499.6400 | victor@royallepage.ca

Royal LePage® Noralta Real Estate Inc, Brokerage
202 Main Street, Spruce Grove, AB
Independently Owned & Operated

FOR SALE

\$5,800,000.00

Property Features

- Prime Development Opportunity
- Expansive ± 160 Acres Parcel
- High-Visibility Location Along Highway 16A
- High Traffic Volume ($\pm 12,000$ Vehicles Per Day)
- Excellent Exposure
- Total Acreage Includes A ± 43 Acre Subdivision
- Municipal Sewer Line Located Along South Property Line
- Proposed Access Via Range Road 11 Along East Property Line
- Currently Zoned FD - Future Development



PROPERTY OVERVIEW

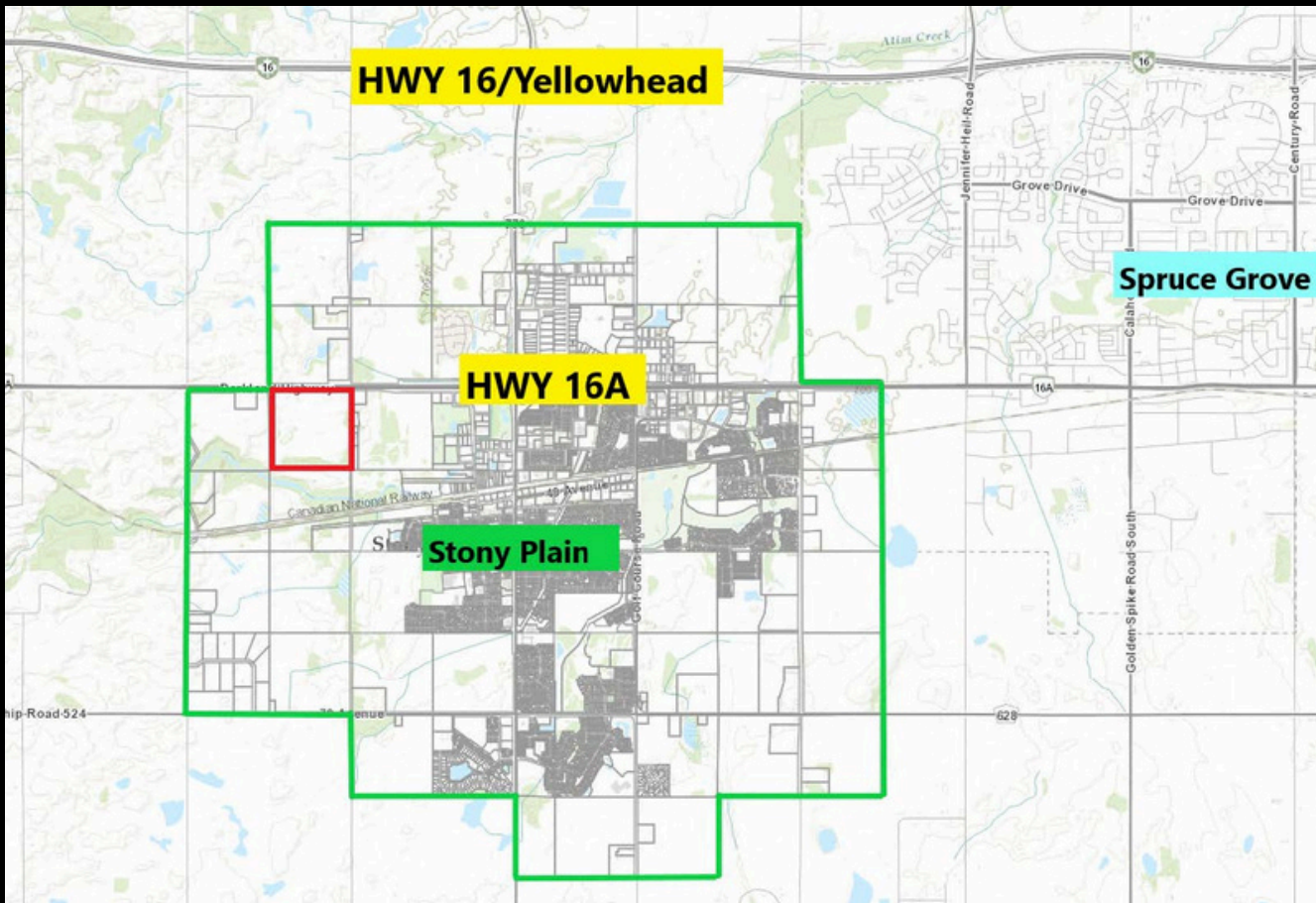
PROPERTY PHOTOS



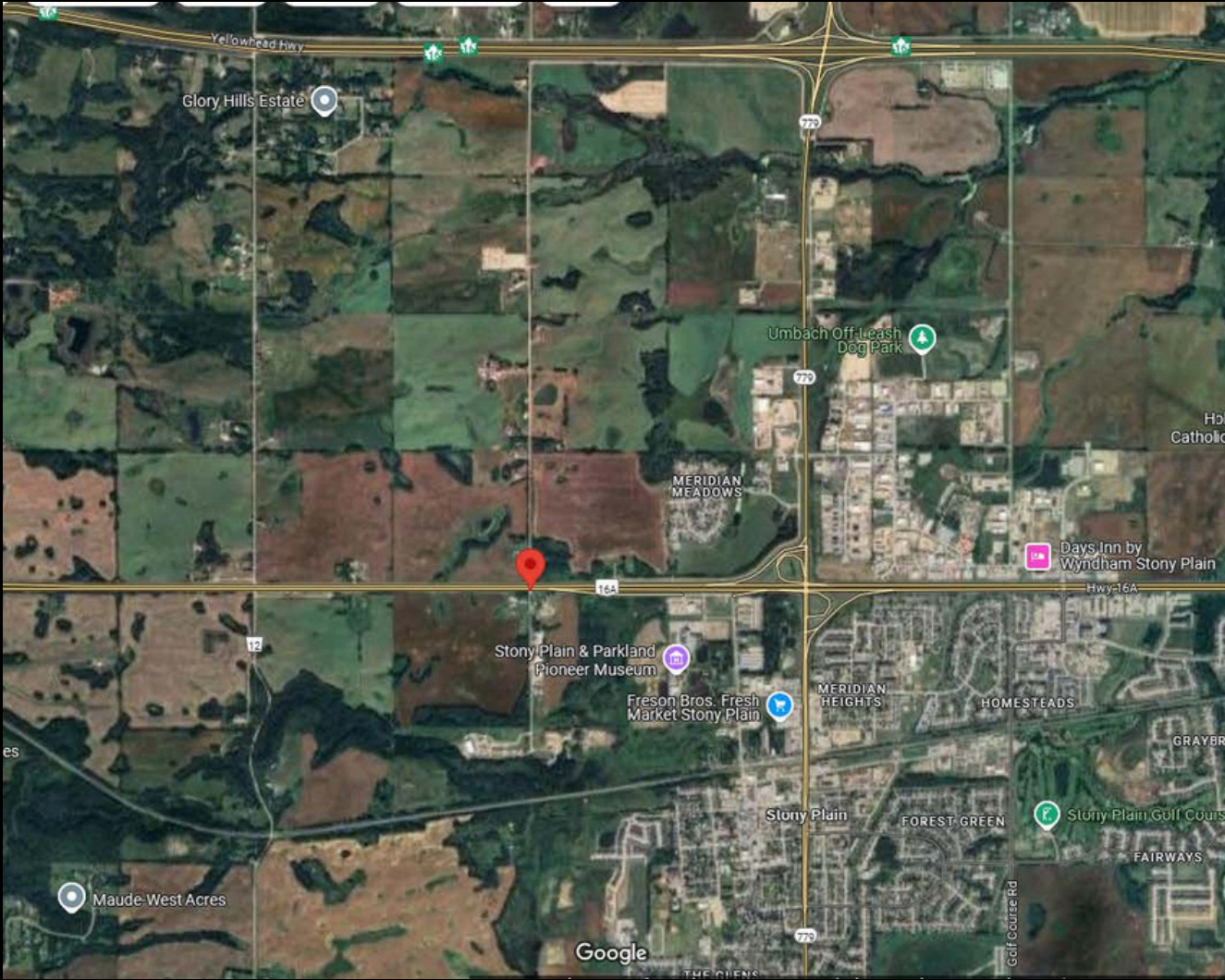
PROPERTY PHOTOS



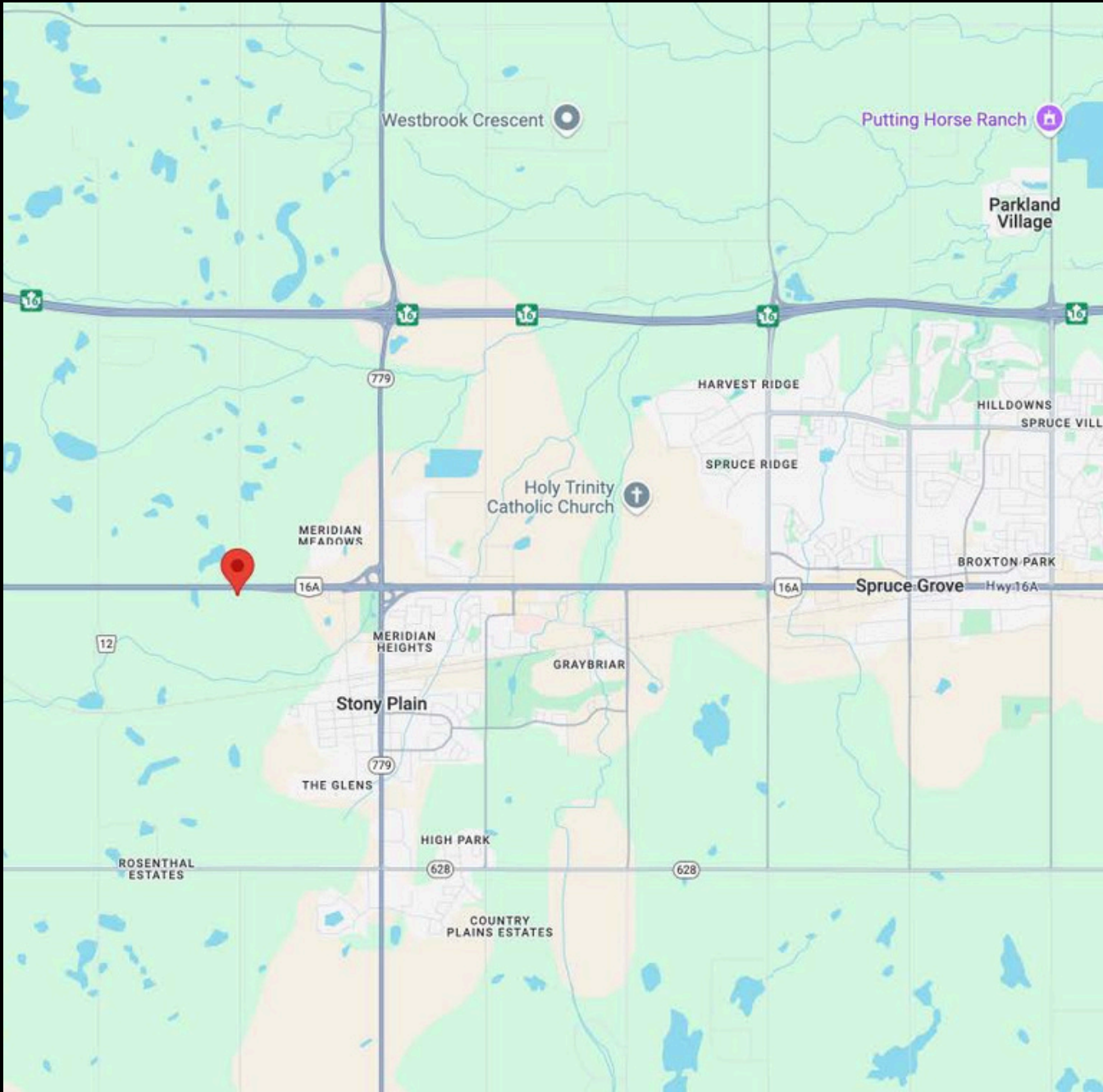
LOCATION MAP



AERIAL MAP



LOCATION MAP



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