

261051 Wagon Wheel View, Unit 4

Rocky View County, Alberta

Blake Ellis

Associate Vice President

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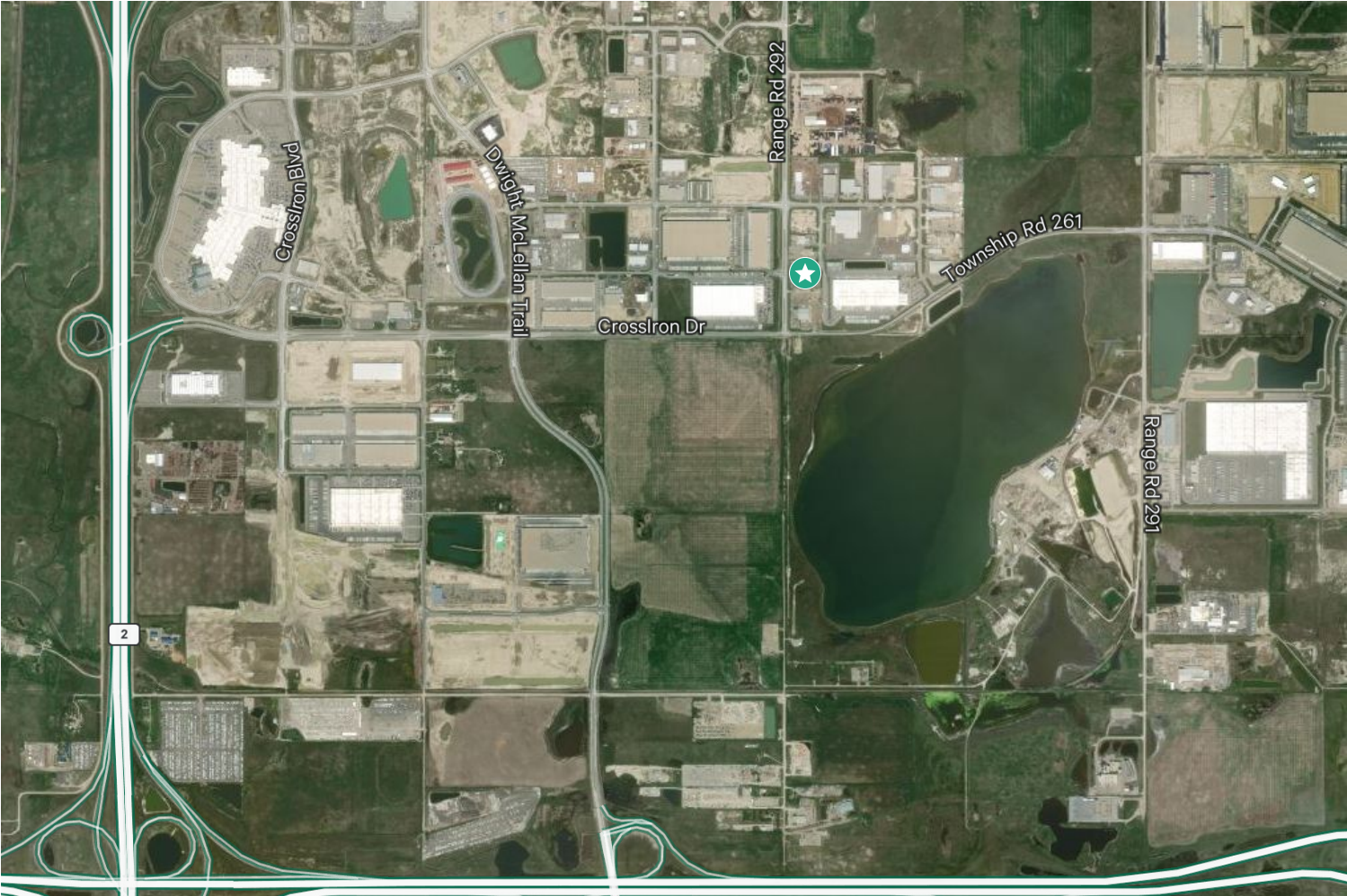
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±4,230 SF Balzac Office/Warehouse Industrial Condo for Sale



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Rocky View County, Alberta | T4A 0E2



Unit Area	Main Floor:	±2,700 SF
	Second Floor:	±1,530 SF
	Total Area:	±4,230 SF
Zoning	DC-99	
Loading	1 x Drive-in (16'x16')	
Ceiling Height	22'-26'	
Power	225 Amp, 600 Volt, 3 Phase w/ 208V transformer	
Make-up Air	250 CFM Unit	
Condo Fees	\$683.78/month (2023)	
Property Taxes	\$5,628.00 (2023 estimated)	
Asking Price	\$995,000.00	
Availability	Immediately	

For Sale

DC-99

Zoning

1xDI

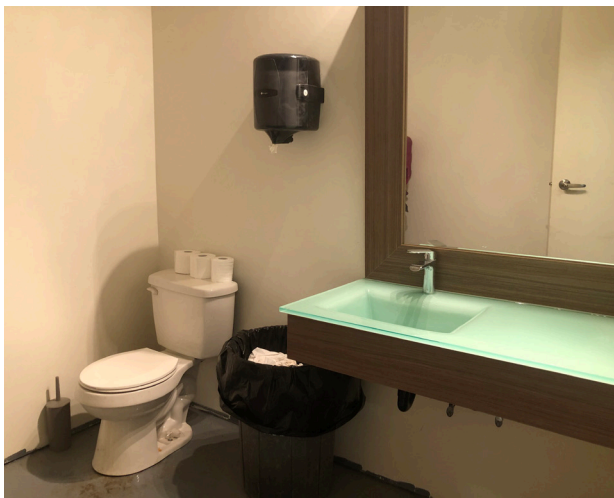
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\$995k

Asking Price

Property Highlights

- + ±4,230 SF office and warehouse industrial condo unit for sale
- + Vendor prepared to make any interior modifications to-suit the Purchaser's requirements
- + No business tax in Rocky View County
- + Floor drains, oversized loading doors and 250 CFM make-up air unit in warehouse area
- + Fully sprinklered
- + Quick access to the City of Calgary via the Stoney Trail Ring Road, Deerfoot Trail/Highway 2
- + Close proximity to various retail amenities including Crossiron Mills Shopping Centre



Area Breakdown

±2,700

Main Floor (SF)

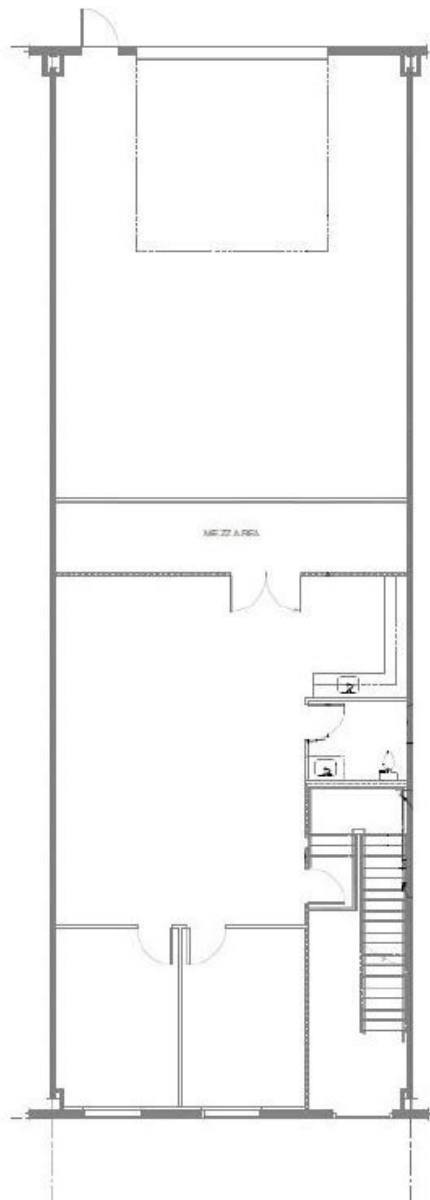
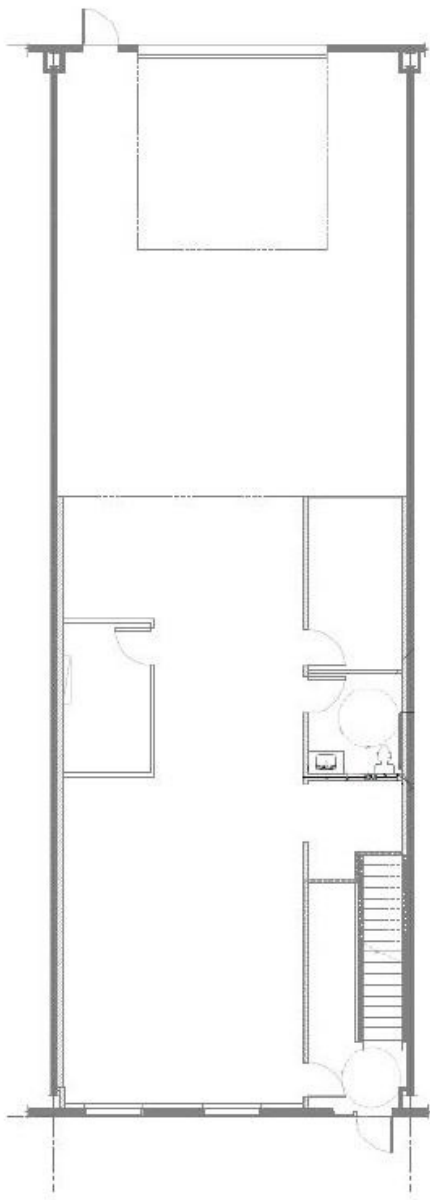
±1,530

Second Floor (SF)

±4,230

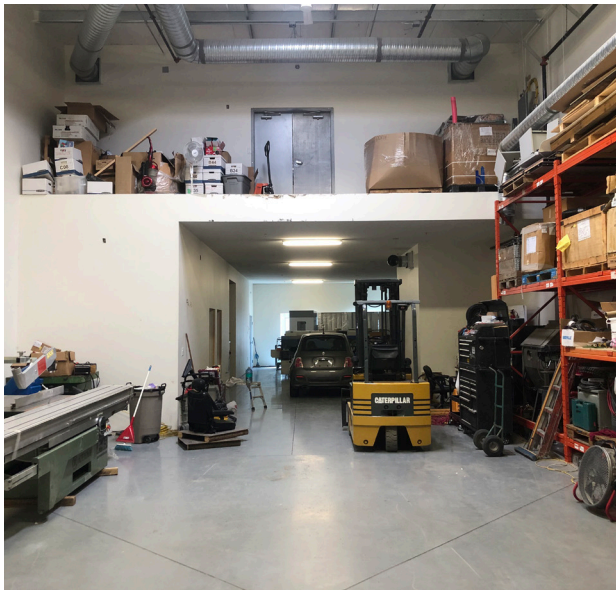
Total Area (SF)

Floor Plan



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For Sale



Contact Us

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