

# For Sale



**148,831 sf Freestanding Building on 14.01 Acres**

Virtual  
Tour Link



## **261090 Wagon Wheel View**

**Rocky View County, Alberta**

- Located in one of the highest demand industrial regions in Canada
- Low property tax and no business tax environment
- Large yard area with recycled asphalt surface, perimeter fence, and concrete pads at loading doors
- Close proximity to Highway 566, QEII Highway, Stoney Trail, and Calgary International Airport

**Chris Saunders**

403 456 2218

chris.saunders@jll.com

**Marshall Toner**

403 456 2214

marshall.toner@jll.com

# Property Details

## Address:

261090 Wagon Wheel View  
Rocky View County, AB

## District:

Balzac Industrial Area  
(Wagon Wheel Industrial Park)

## Zoning:

DC-99 Industrial General, Cell C (type I, II or III)

## Year Built:

2016

## Site Size:

14.01 acres, Site coverage: 22%

## Legal Description:

Plan 1511243, Block 3, Lot 6

## Parking:

176 passenger vehicles parking stalls

## Building Size:

Warehouse	125,815 s.f.
Office - Three (3) levels of office area (not constructed) totaling	21,405 s.f.
Shop Mezzanine Area:	1,611 s.f.
Main floor Area:	132,950s.f.
Total Area:	148,831s.f.

## Ceiling Height:

41' to eave

## Loading:

9 drive-in doors  
(4 - 28' x 24', 1 - 24' x 22', 1 - 20' x 22', 3 - 12' x 12')

## Available:

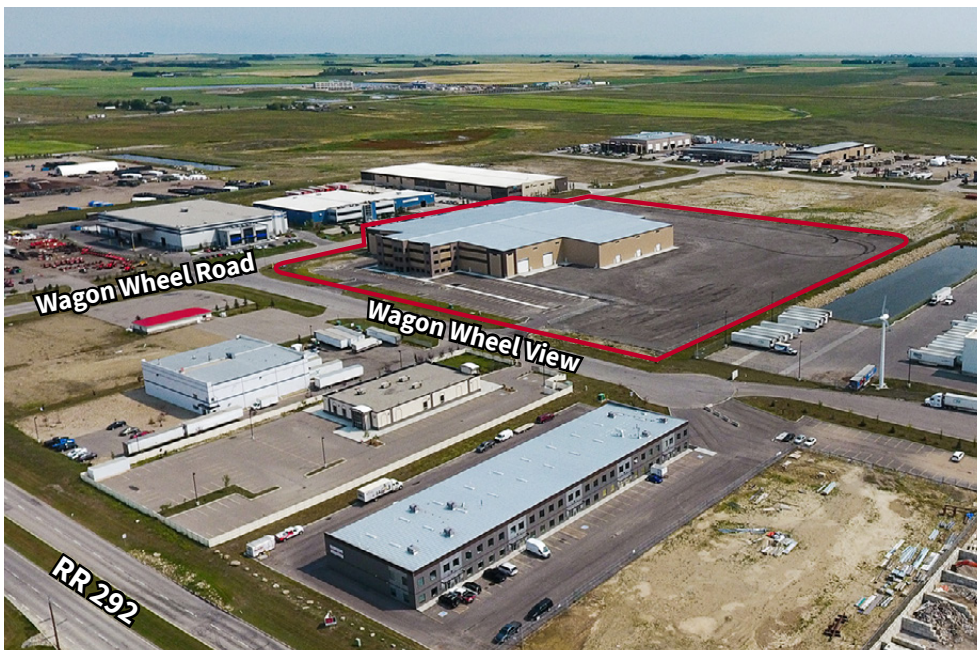
Immediately

## Property Taxes:

\$ 135,657.34 (2022)

## Sale Price:

\$ 21,000,000

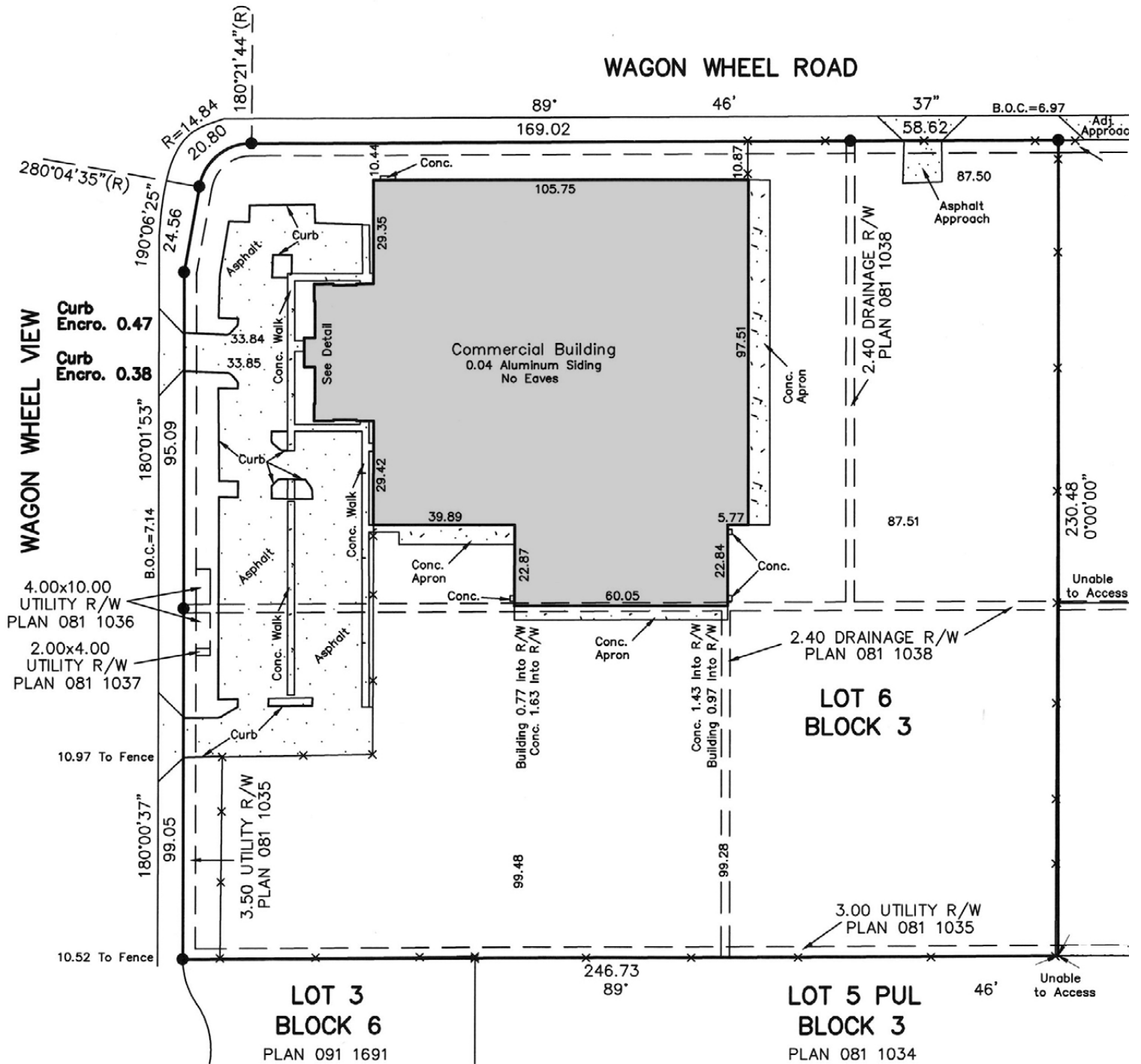


## Additional Information:

- Site is fully developed with three access points
- Designed to accommodate significant crane capacity and elevator
- Full municipal services
- Shell building; sprinklers, lighting, electrical supply, heating, and office area are not completed
- Perimeter windows in warehouse area

# Site Plan (RPR)

Virtual Tour Link



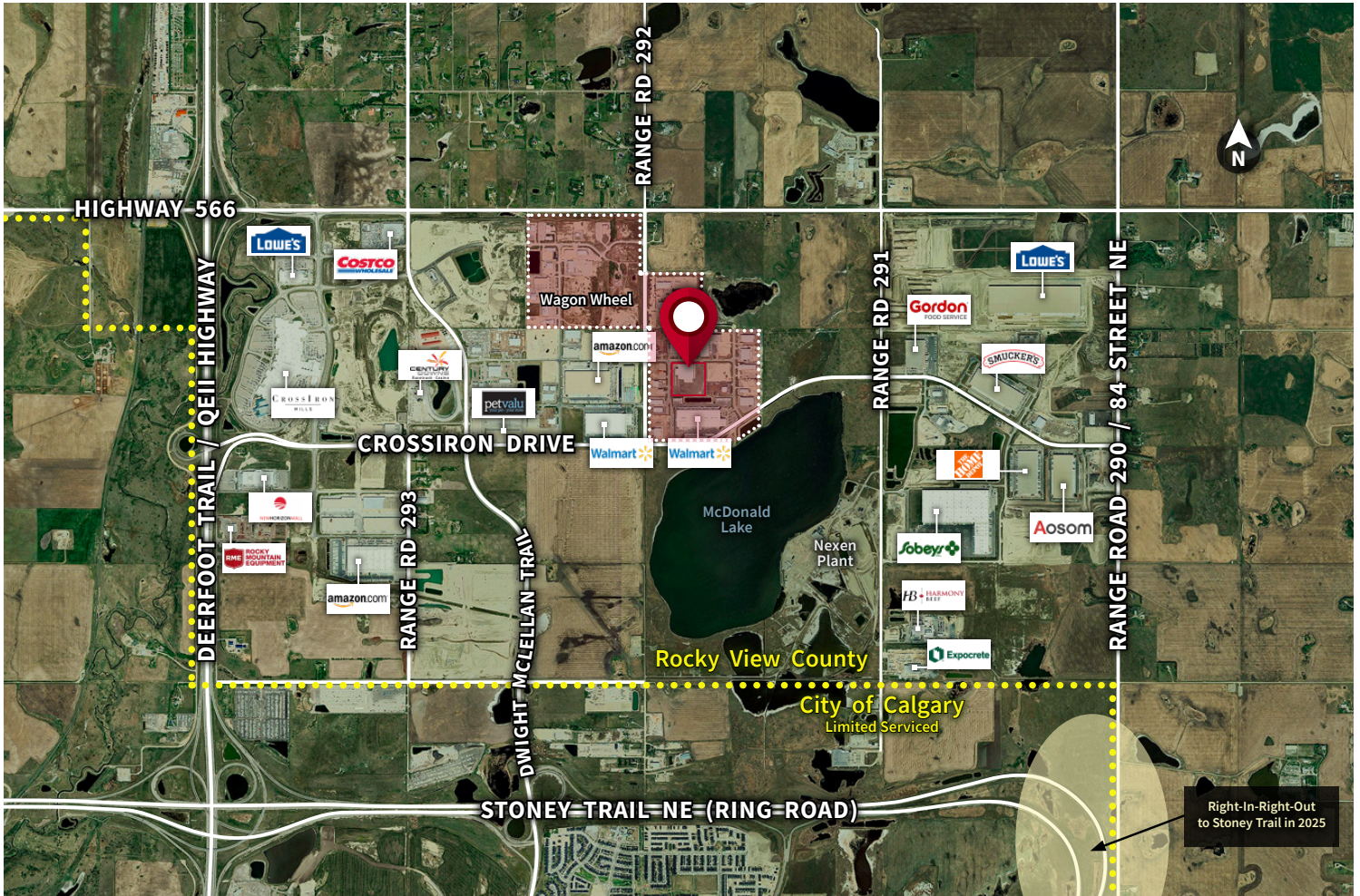
# Interior Photos



# Exterior Photos



# Property Location - Wagon Wheel Industrial Park, Balzac



## Driving Distance

QEII  
Highway  
→ 5 min

Stoney Trail  
North  
→ 6 min

Calgary  
Airport  
→ 16 min

Trans-Canada  
Highway  
→ 20 min

Downtown  
Calgary  
→ 25 min

## Contact us for more information

**Marshall Toner**  
EVP, National Industrial  
+1 403 456 2214  
marshall.toner@jll.com

**Ryan Haney**  
Executive Vice President  
+1 403 456 2221  
ryan.haney@jll.com

**Chris Saunders**  
Executive Vice President  
+1 403 456 2218  
chris.saunders@jll.com

**Casey Stuart, Sior**  
Senior Vice President  
+1 403 456 3247  
casey.stuart@jll.com

**Carey Koroluk**  
Vice President  
+1 403 456 2346  
carey.koroluk@jll.com

**Austin Smith**  
Associate Vice President  
+1 403 456 2197  
austin.smith@jll.com