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

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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: | <u>132,950s.f.</u> |
| 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



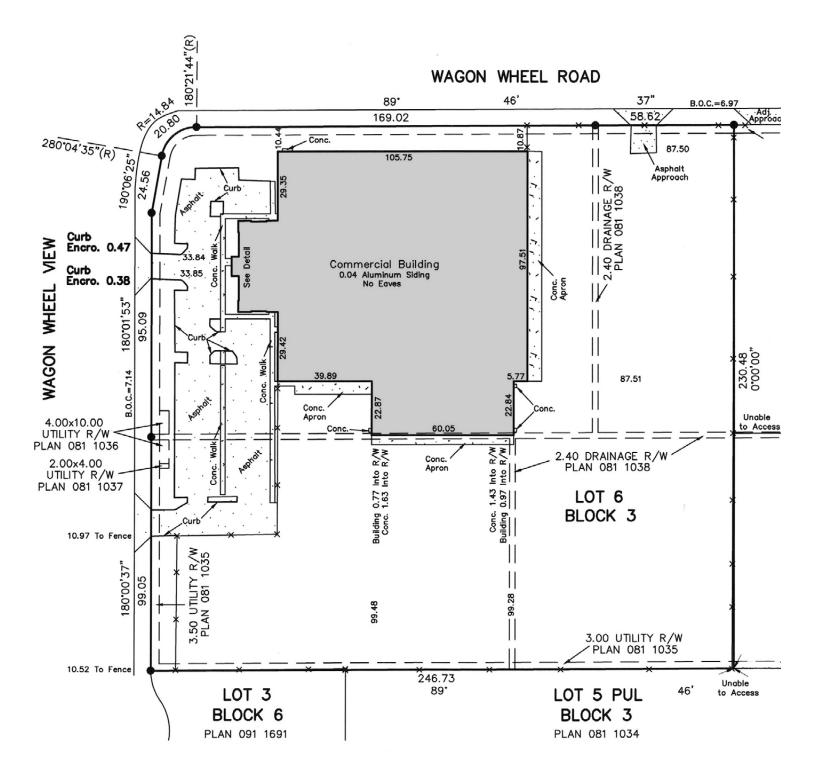
Additional Information:

- 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





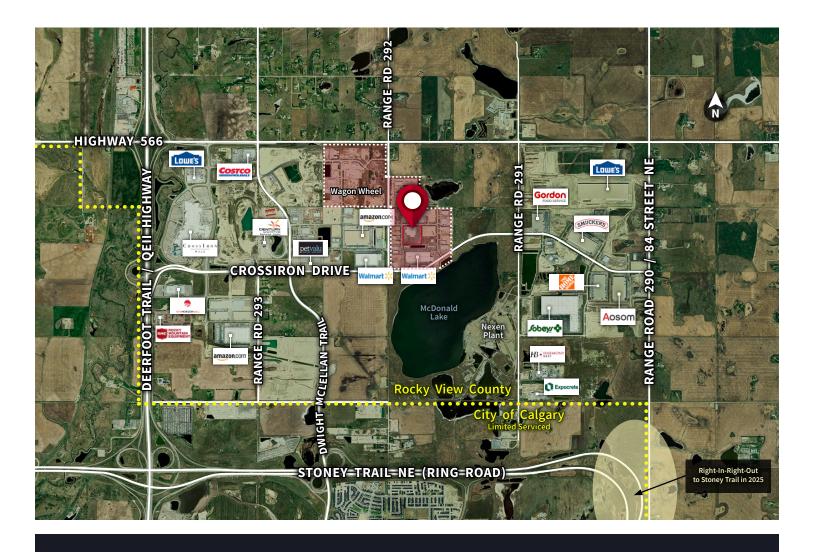
Interior Photos



Exterior Photos



Property Location - Wagon Wheel Industrial Park, Balzac



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

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