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BUILDING 3, UNIT 7, 12 HEATHERGLEN PLACE FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location

Rural Rocky View County, Alberta

Listing ID:

28400



MLS ID:


A2154308

\$450,000



 **JASON NATALE**

 **CDN Global Advisors Ltd.**
 **403-531-4336**

 **Building 3, Unit 7, 12 Heatherglen Place , Rural Rocky View County , Alberta T1X0J8**

Transaction Type For Sale	Days On Market 282	Zoning I-G
Subdivision NONE	Nearest Town Calgary	Year Built 2024
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Building Area (Sq. Ft.) 17168.58	Building Area (Sq. M.) 1595.00	Inclusions N/A
Restrictions Call Lister	Reports Call Lister	

This industrial unit is situated in the Heatherglenn Industrial Park, providing immediate access to major transportation routes, including Stoney Trail and Glenmore Trail. The property is designed with security in mind, featuring common security cameras and a motorized fenced gate for controlled access. It is equipped with a tankless combi boiler and hydronic in-floor heating, ensuring energy efficiency and consistent temperature control. Structural posts have been installed to accommodate a future mezzanine addition, offering potential for expanded space. Additional features include high-efficiency LED lighting, a floor drain, and a fire suppression sprinkler system (specifications to be verified). As this is a newly developed property, tax figures and condominium fees are currently estimated.

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