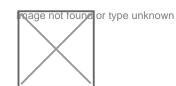


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

BUILDING 3, UNIT 7, 12 HEATHERGLEN PLACE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationRural Rocky View County, Alberta

Listing ID: MLS ID: 28400 A2154308

\$450,000



△ JASON NATALE

U CDN Global Advisors Ltd.

403-531-4336

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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

Year Built

Calgary

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 Heatherglen 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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