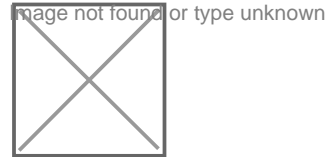


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

BUILDING 3, UNIT 7, 12 HEATHERGLEN PLACE FOR SALE



Commercial Real Estate > Commercial Property for Sale

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 Heatherglan Place , Rural Rocky View County , Alberta T1X0J8**

Transaction Type

For Sale

Days On Market

337

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 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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