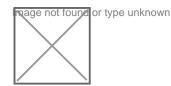




The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **261182 PRIME GATE FOR SALE**

Commercial Real Estate > Commercial Property for Sale



Location

Rural Rocky View County, Alberta

Listing ID:

30011

D: MLS ID:

A2207168

\$2,774,400



**SUNNY PANDHER** 

**2** (403) 247-7770

□ CIR Realty

**403-247-7770** 

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261182 Prime Gate , Rural Rocky View County , Alberta T0M 0E0

**Days On Market Transaction Type** Zoning

For Sale 154 DC99 General Industrial T

**Building Type** 

**Subdivision Nearest Town** Condo Complex, Free-

NONE Balzac Standing, Manufacturing, Mixed

Use, Sports and Recreation, Warehouse

Year Built Structure Type **Property Type** 2025 Industrial Commercial

**Property Sub Type** Legal Plan Building Area (Sq. Ft.)

Industrial 1611467 10880.00

Building Area (Sq. M.) Lot Size (Sq. Ft.) Lot Size (Acres)

1010.78 118483 2.72

Heating **Construction Type** Cooling

Overhead Heater(s), Forced Air, Natural Metal Frame, Metal Siding, Mixed Central Air Gas

Reports

Inclusions Restrictions Annual Property Operating Data, Building

NA Condo/Strata Approval, None Known Plans, Floor Plans, Property

Disclosure, Site Plans, Subdivision Plans

STEEL FRAMING is up and expected completion Summer 2025. Total of 4 Pre-Construction BARE LAND Industrial Condos For Sale at \$255 a Square Foot. Units starting at 10,880 Square Feet with up to 35, 840 Square Feet available. 2 Units are FREE STANDING buildings with the other 2 units CORNER UNITS. Each purchase comes with approximately 0.68 acres (29,000 Square Feet +-) of LAND. Approximately 12,000+- Square Feet of Land SECURED BY FENCE at the rear for private use of each unit. Clear ceiling height of 28 Feet, 12x14 Drive in Doors (potential option to add loading docks if purchase is early in construction). Excellent location surrounded by distribution centres for Amazon and Walmart and easy access to Major Highways like Deerfoot Tr and Stoney Tr. Expected completion 2025.

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