

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


**MLS ID:**  
A2207168

**\$2,774,400**



 **SUNNY PANDHER**  
 (403) 247-7770

 CIR Realty  
 403-247-7770

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

**Transaction Type**

For Sale

**Days On Market**

249

**Zoning**

DC99 General Industrial T

**Subdivision**

NONE

**Nearest Town**

Balzac

**Building Type**

Condo Complex,Free-Standing,Manufacturing,Mixed Use,Sports and Recreation,Warehouse

**Year Built**

2025

**Structure Type**

Industrial

**Property Type**

Commercial

**Property Sub Type**

Industrial

**Legal Plan**

1611467

**Building Area (Sq. Ft.)**

10880.00

**Building Area (Sq. M.)**

1010.78

**Lot Size (Sq. Ft.)**

118483

**Lot Size (Acres)**

2.72

**Construction Type**

Metal Frame,Metal Siding ,Mixed

**Cooling**

Central Air

**Heating**

Overhead Heater(s),Forced Air,Natural Gas

**Inclusions**

NA

**Restrictions**

Condo/Strata Approval,None Known

**Reports**

Annual Property Operating Data,Building 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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