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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

92

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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