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## 1, 261065 WAGON WHEEL WAY FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Rural Rocky View County, Alberta

**Listing ID:**  
33717


**MLS ID:**  
A2281133

**\$965,000**



 **JOHN BALKWILL**  
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 RE/MAX First  
 403-278-2900

  
1, 261065 Wagon Wheel Way , Rural Rocky View County , Alberta T4A 0E2

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 5	<b>Zoning</b> DC-99 (Direct Control)
<b>Subdivision</b> NONE	<b>Nearest Town</b> Balzac	<b>Building Type</b> Condo Complex,Warehouse
<b>Year Built</b> 2018	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 1711821	<b>Building Area (Sq. Ft.)</b> 2977.00
<b>Building Area (Sq. M.)</b> 276.57	<b>Lot Size (Sq. Ft.)</b> 1742	<b>Lot Size (Acres)</b> 0.04
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> Floor Plans,Title

Exclusive turnkey industrial condo, ideally located 2 minutes north of Stoney Trail. Priced WELL below current market replacement cost. If you are serious about purchasing a luxury lifestyle industrial condo, this unit is worth consideration. In addition, this condo works very well as a functional and creative business workplace with an open space networking office with functional warehouse. The high attention to detail is evident in the construction and finishes throughout: steel and concrete second floor, multiple A/C and heating units, double compartment sump, custom cabinetry, custom floating stairs, executive washroom w/ shower, unique wall finishings, epoxy floor warehouse...the list goes on. All existing furnishings negotiable. Tours encouraged and available upon request.

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