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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**
 (403) 278-2900

 RE/MAX First
 403-278-2900

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

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