

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.

5, 235126 RYAN ROAD FOR SALE

Image not found or type unknown



Commercial Real Estate > Commercial Property for Sale

Location

Rural Rocky View County, Alberta

Listing ID:

34135

MLS ID:

A2287584

\$1,099,900



 **DAN DUONG**
 (403) 250-2882

 Century 21 Bravo Realty
 403-250-2882

 5, 235126 Ryan Road , Rural Rocky View County , Alberta T1X 0K3

Transaction Type For Sale	Days On Market 64	Zoning DC76
Subdivision NONE	Nearest Town Janet	Year Built 2019
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 1910445	Building Area (Sq. Ft.) 4500.00	Building Area (Sq. M.) 418.06
Lot Size (Sq. Ft.) 3920	Lot Size (Acres) 0.09	Inclusions N/A
Restrictions None Known	Reports None	

Prime 4,500 SF industrial condo bay for sale in Patton Industrial Park, offering excellent connectivity with quick access to Glenmore Trail, Peigan Trail, and Stoney Trail. The unit features 22' clear ceiling height and a 16' x 16' drive-in overhead door, making it ideal for a wide range of industrial uses. Located in Rocky View County, the property benefits from lower property taxes than the City of Calgary. Condo fees are approximately \$631/month. A rare opportunity in a highly desirable industrial location. All tours by appointment only.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.