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251223 SUNSHINE ROAD FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Rural Rocky View County, Alberta

Listing ID:
34176

MLS ID:
A2287185

\$3,650,000



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 251223 Sunshine Road , Rural Rocky View County , Alberta T1Z 0M6

Transaction Type For Sale	Days On Market 64	Zoning B-LWK
Subdivision NONE	Nearest Town Calgary	Year Built 2023
Structure Type Other	Property Type Commercial	Property Sub Type Warehouse
Legal Plan 0512679	Building Area (Sq. Ft.) 8580.00	Building Area (Sq. M.) 797.10
Lot Size (Sq. Ft.) 161172	Lot Size (Acres) 3.70	Access to Property Accessible to Major Traffic Route, Direct Access
Inclusions n/a	Restrictions Call Lister	Reports RPR with Compliance

****Rare Business–Live/Work Opportunity | 3.70 Acres | Fully Built & Ready for Occupancy**** An exceptional and increasingly scarce Business–Live/Work property located in Rocky View County, positioned kitty-corner to the proposed Omni by Genesis development site. This fully improved B-LWK zoned site offers immediate functionality for owner-users, investors, or growing industrial businesses seeking proximity to Calgary without city constraints. The 3.70-acre parcel is extensively developed and improved with over 16,000 SF of total built area, including a 2023-built, industrial-grade primary warehouse, a secondary warehouse, and a full-size single-family residence, all thoughtfully configured to support live-work operations under Rocky View County’s Business-Live/Work District. Primary Warehouse (2023): • ±8,580 SF rigid steel construction • inside eave height 24’ center 26.5’ • Four (4) 16H’ x 14’W overhead doors • Two-storey office component with staff facilities • LED lighting, gas-fired heating, 200-amp service Secondary Warehouse: • ±3,960 SF with multiple overhead doors • Heated slab and flexible open layout • Ideal for fabrication, storage, trades, or overflow operations Residential Dwelling: • ±1,439 SF walkout bungalow plus developed basement • Attached double garage • Well-separated from industrial operations, providing true live-work functionality The site features paved and gravel circulation, ample yard space, separate metering, on-site services, and a professionally constructed drainage pond. Improvements are conventional, functional, and market-relevant, allowing for immediate occupancy with no redevelopment risk or construction delay. Zoning: B-LWK – Business, Live-Work District Permits a broad range of light to medium industrial and commercial uses with integrated residential occupancy—an entitlement that is increasingly difficult to replicate in Rocky View County. Location Highlights: • Minutes east of Calgary city limits • Direct access via Sunshine Road and Range Road 285 • Strategic positioning within an emerging industrial-commercial corridor • Exceptional long-term land-use stability and scarcity value This is a turn-key, irreplaceable asset for buyers seeking scale, flexibility, and long-term upside in one of the region’s most tightly held live-work districts. NOTE that adjacent property is also available MLS#A2289799.

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