

For sale or lease

261090 Wagon Wheel View, Rocky View County, AB

148,831 s.f. freestanding building on 14.01 acres

- Located in one of the highest demand industrial regions in Canada
- Low property tax and no business tax environment
- Large yard area with recycled asphalt surface, perimeter fence, and concrete pads at loading doors
- Close proximity to Highway 566, QEII Highway, Stoney Trail, and Calgary International Airport



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District	Balzac Industrial Area (Wagon Wheel Industrial Park)		
Zoning	DC-99 Industrial General, Cell C (type I, II or III)	Building Size	Warehouse 125,815 s.f. Office - Three (3) levels of office area (not constructed) totaling 21,405 s.f. Shop mezzanine area: 1,611 s.f. Main floor area: 132,950 s.f. Total area: 148,831 s.f.
Year Built	2016		
Site Size	14.01 acres, Site coverage: 22%		*Will consider demising the building/ yard area on a lease basis
Legal Description	Plan 1511243, Block 3, Lot 6	Available	Immediately
Parking	176 passenger vehicles parking stalls	Property Taxes	\$ 221,064.42 (2025)
Ceiling Height	41' to eave	Sale Price	\$ 21,000,000
Loading	9 drive-in doors (4 - 28' x 24', 1 - 24' x 22', 1 - 20' x 22', 3 - 12' x 12')	Lease Rate	Market



Additional Information:

- Site is fully developed with three access points
- Designed to accommodate significant crane capacity and elevator
- Full municipal services
- Shell building; sprinklers, lighting, electrical supply, heating, and office area are not completed
- Perimeter windows in warehouse area



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WAGON WHEEL ROAD

LOT 3 BLOCK 6
PLAN 091 1691

LOT 5 PUL BLOCK 3
PLAN 081 1034

LOT 6 BLOCK 3

Commercial Building
0.04 Aluminum Siding
No Eaves

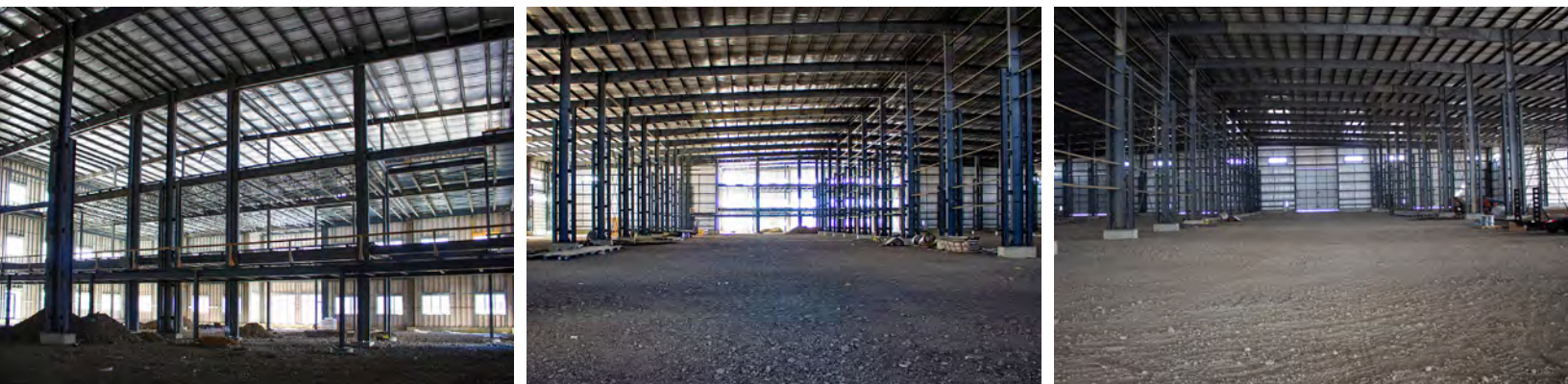
Utility R/W:
4.00x10.00 UTILITY R/W LAN 081 1036
2.00x4.00 UTILITY R/W PLAN 081 1037
3.50 UTILITY R/W PLAN 081 1035
3.00 UTILITY R/W PLAN 081 1035

Drainage R/W:
2.40 DRAINAGE R/W PLAN 081 1038

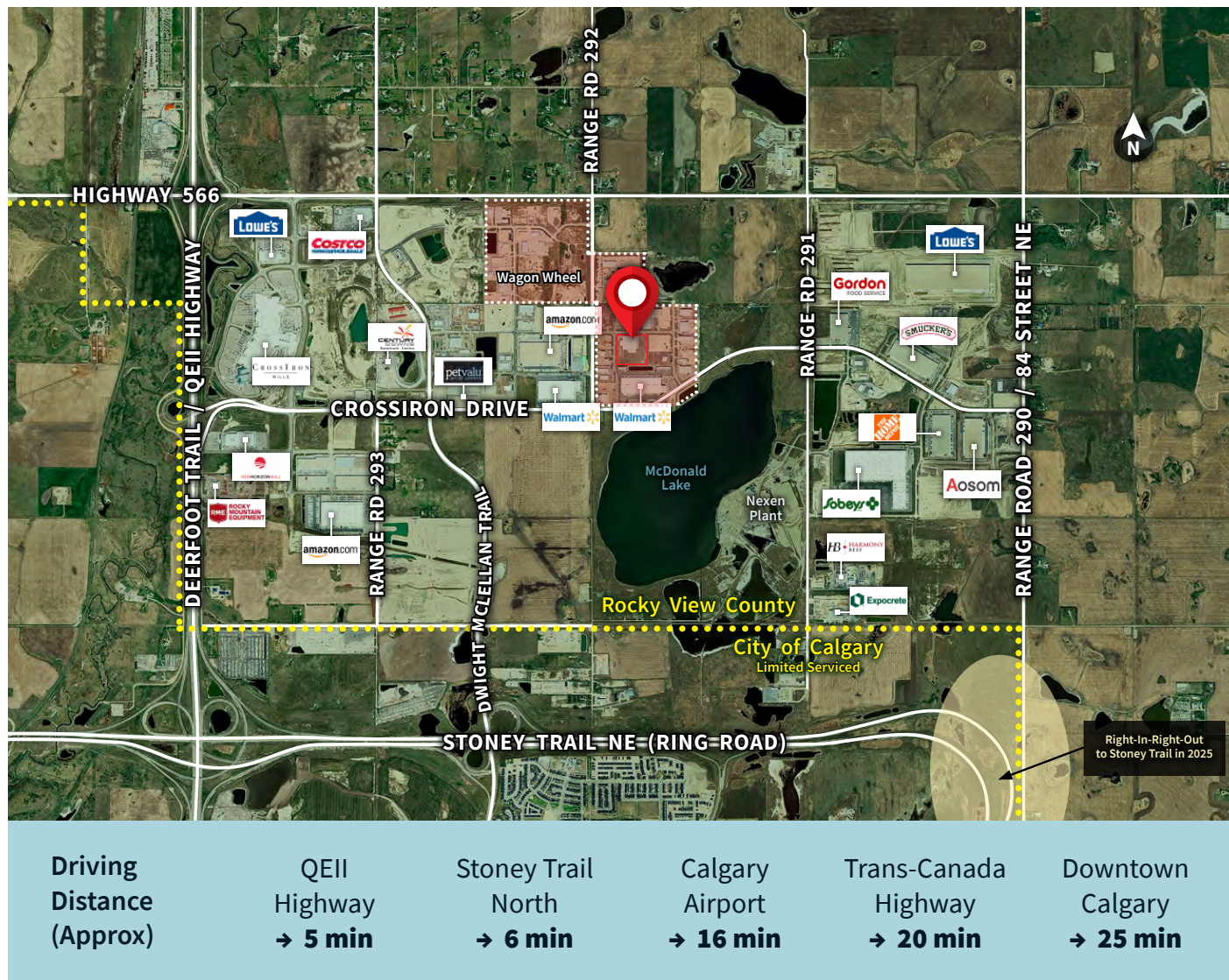
Surfaces and Features:
Asphalt
Conc. (Concrete)
Curb
Curb Encro. 0.47
Curb Encro. 0.38
Conc. Apron
Conc. Walk
See Detail

Dimensions and Bearings:
89°
46'
37"
B.O.C.=6.97
Adj. Approac
280°04'35"(R)
R=14.84
180°21'44"(R)
190°06'25"
24.56
20.80
10.44
10.87
58.62
87.50
87.51
230.48
0°00'00"
Unable to Access
99.05
180°00'37"
10.97 To Fence
10.52 To Fence
246.73
89°
46'
99.28
99.48
60.05
22.84
5.77
39.89
29.42
29.35
105.75
33.84
33.85
95.09
180°01'53"
B.O.C.=7.14
10.97 To Fence
10.52 To Fence
99.05
180°00'37"
10.97 To Fence
10.52 To Fence

Other Labels:
Building 0.77 Into R/W Conc. 1.63 Into R/W
Building 1.43 Into R/W Conc. 0.97 Into R/W
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Building 1.43 Into R/W Conc. 0.97 Into R/W



Wagon Wheel Industrial Park, Balzac



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