

For Sale

261211 Wagon Wheel Way
Rocky View County, Alberta



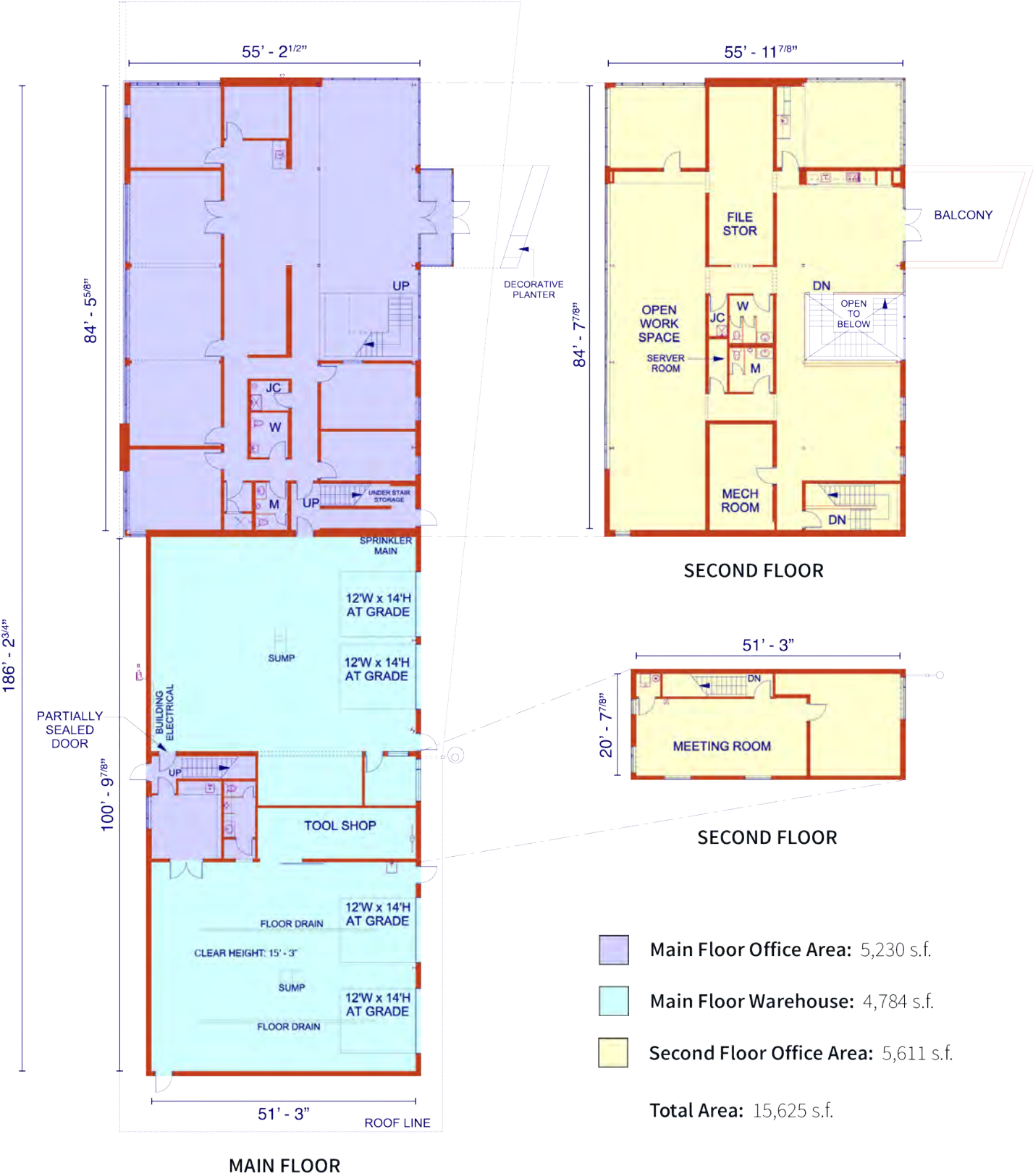
- Freestanding 15,625 s.f. building on 2.62 acres
- High quality office improvements over two floors
- Secure paved parking lot with fenced compacted gravel yard area
- Large marshalling area for truck circulation
- Quick access to Highway 566, QE II Highway, Stoney Trail, and Calgary International Airport



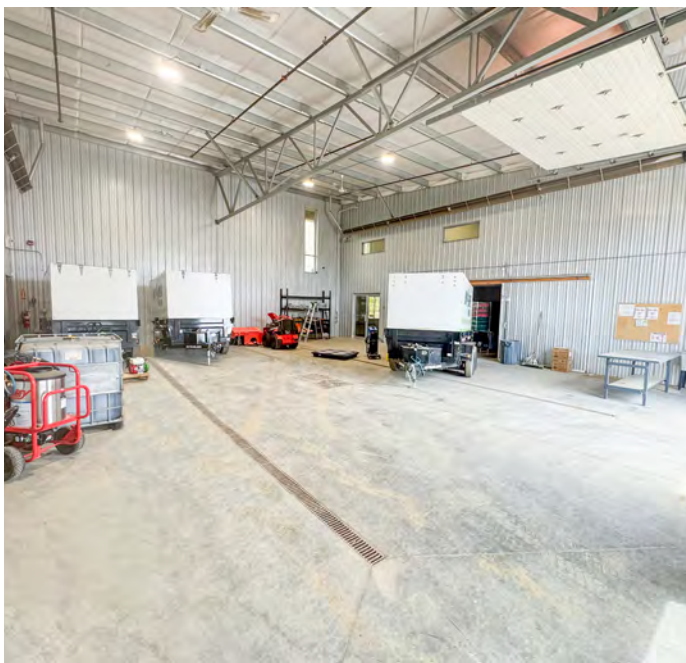
Property Details

| | | | | | |
|----------------------|---------------------|----------------------------|------------------------------|--|--|
| District | | Rocky View County (Balzac) | Features | | <ul style="list-style-type: none">• High quality office spaces• Trench drain and sump in warehouse• In-floor heating in office• Solar Panels• Ability to separate for multiple tenants |
| Zoning | | DC-99 (Cell C) | | | |
| Building Size | Main Floor Office | 5,230 s.f. | Loading | | |
| | Second Floor Office | 5,611 s.f. | 4 (12' x 14') Drive-In Doors | | |
| | Warehouse | 4,784 s.f. | Power | | |
| | Total: | 15,625 s.f. | 400 amps | | |
| | | | Sprinklered | | |
| | | | Yes | | |
| Site Area | | 2.62 acres | Property Taxes | | |
| | | | \$37,660.54 (\$2.41 p.s.f.) | | |
| Clear Height | | 15' to 21' | Sale Price | | |
| | | | \$6,200,000 | | |

Floor Plan



Photos



Site Map



Drive Times



Deerfoot Trail (Highway 2) **4 mins. | 2.7 km**



Glenmore Trail **25 mins. | 31.2 km**



Stoney Trail (Ring Road) **6 mins. | 4.3 km**



Calgary Int. Airport **12 mins. | 11.5 km**

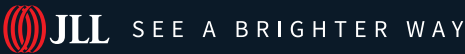


Trans-Canada Highway **16 mins. | 20.9 km**



Downtown Calgary **22 mins. | 26.1 km**

Contact us for more information



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