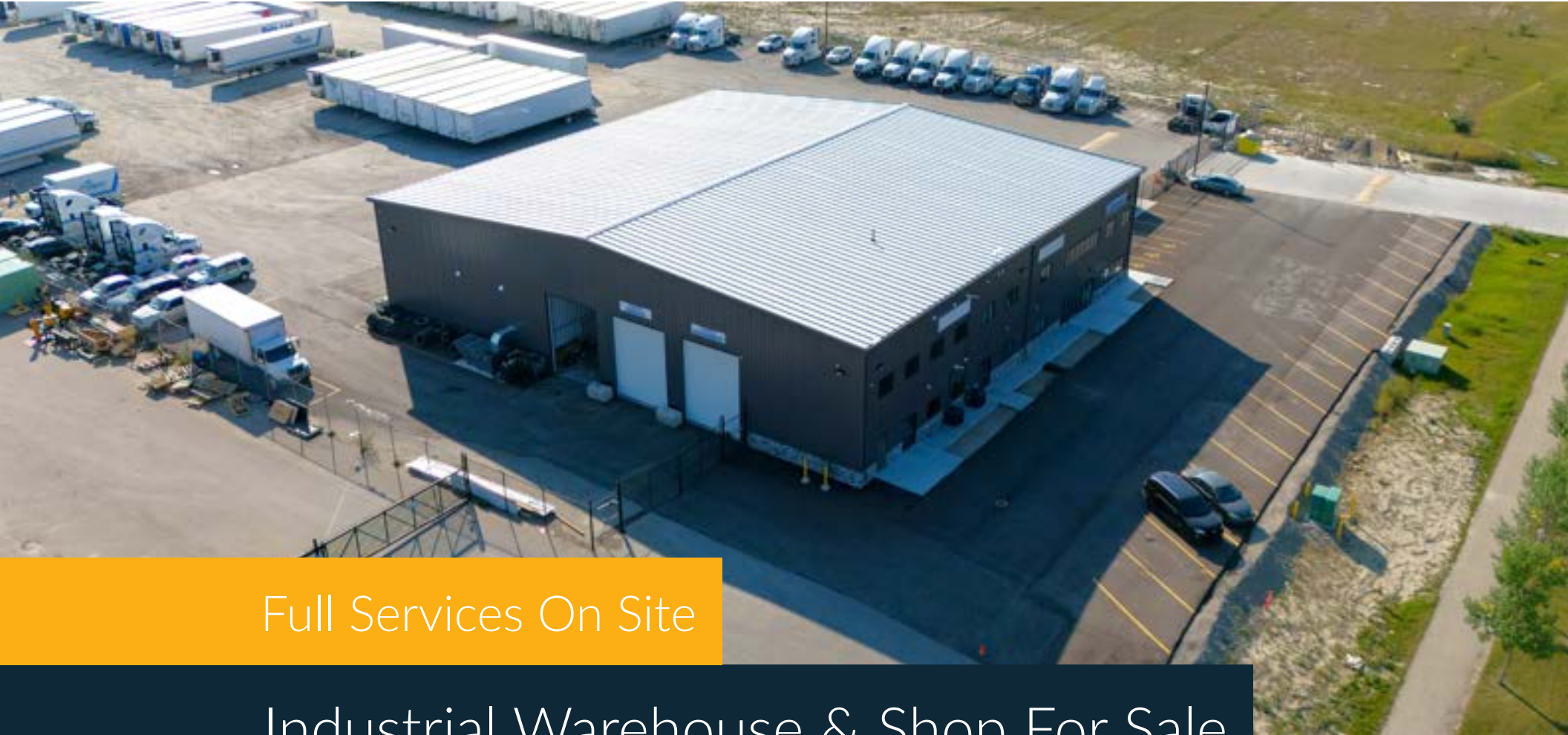




261188 Wagon Wheel Way, Rocky View County | **For Sale**



Full Services On Site

Industrial Warehouse & Shop For Sale

Brad Stone, Partner
403-613-2898 | brad@cvpartners.ca

Property Details

Land Use: DC-99

Legal: Lot 1, Block 8, Plan 0810343

Lot Size: 5.14 AC

Year Developed: 2023

Total Building Size: 18,480 SF

- Warehouse Area: 6,000 SF
- Shop Area: 7,480 SF
- Main Floor Office: 2,000 SF
- 2nd Floor Office: 2,000 SF
- 2nd Floor Storage: 1,000 SF

Ceiling Height: 27'9

Operating Costs: Self managed, including taxes and insurance estimated at \$4.00/SF

Taxes: TBV

Availability: 45-days

Asking: \$8,999,000

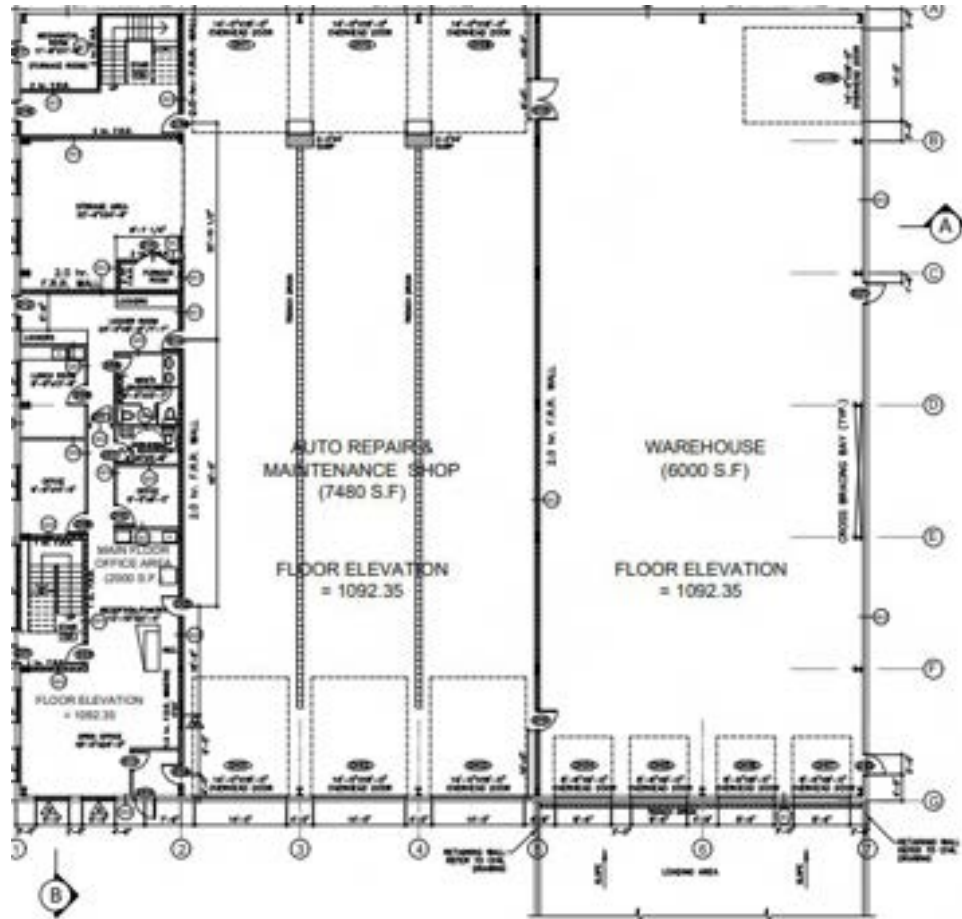


Situated on a 5.14-acre lot, this property boasts excellent access to key transport routes, including major thoroughfares and highways, providing seamless connections to surrounding industrial hubs. The DC-99 zoning provides versatility for a variety of industrial uses, making it an ideal investment for businesses looking for a developed site with immediate functionality.

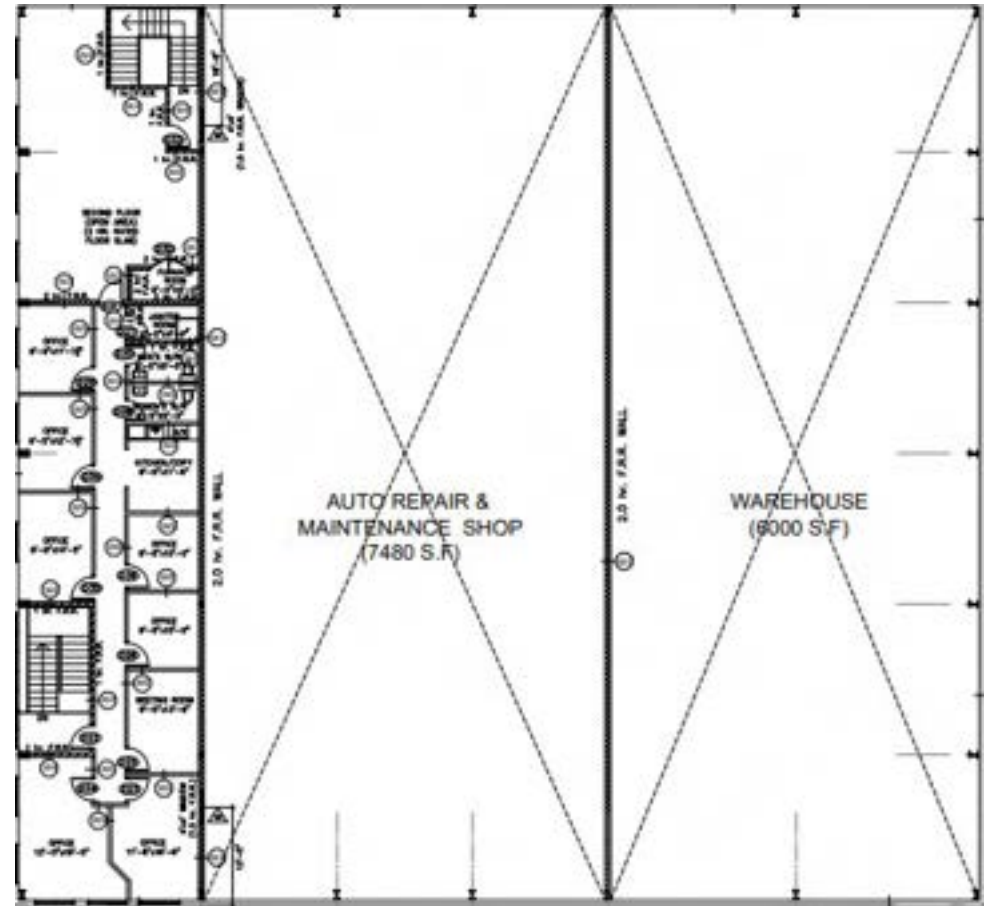
Key Features

- Make-up air system
- Trench drains
- Two sumps
- Graveled, compacted yard
- Security gates with fully fenced yard
- 7 drive-in doors 14' x 18'
(includes 3 drive-through bays)
- 4 dock doors 8'6" x 9'
- Power: 600 amp, 3-phase (tbv)





Main Floor



2nd Floor

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