

FOR SALE

3 YEAR SALE LEASE BACK / PURCHASE



± 29,008 SF ON ± 2.23 ACRES

261216 WAGON WHEEL WAY

ROCKY VIEW COUNTY, AB



PROPERTY HIGHLIGHTS

- Excellent opportunity for industrial owner users and Investors.
- 2- 2 Ton OH Cranes, heavy power.
- Quick access to Highway 566, QEII Highway, Stoney Trail Ring Road (Transportation Utility Corridor) and Calgary International Airport.
- Near excellent amenities and services including the Cross Iron Mills Shopping Centre.
- Low property taxes and no business taxes in Rocky View County.
- Current owner requires a 3 year sale lease back.

Property Features

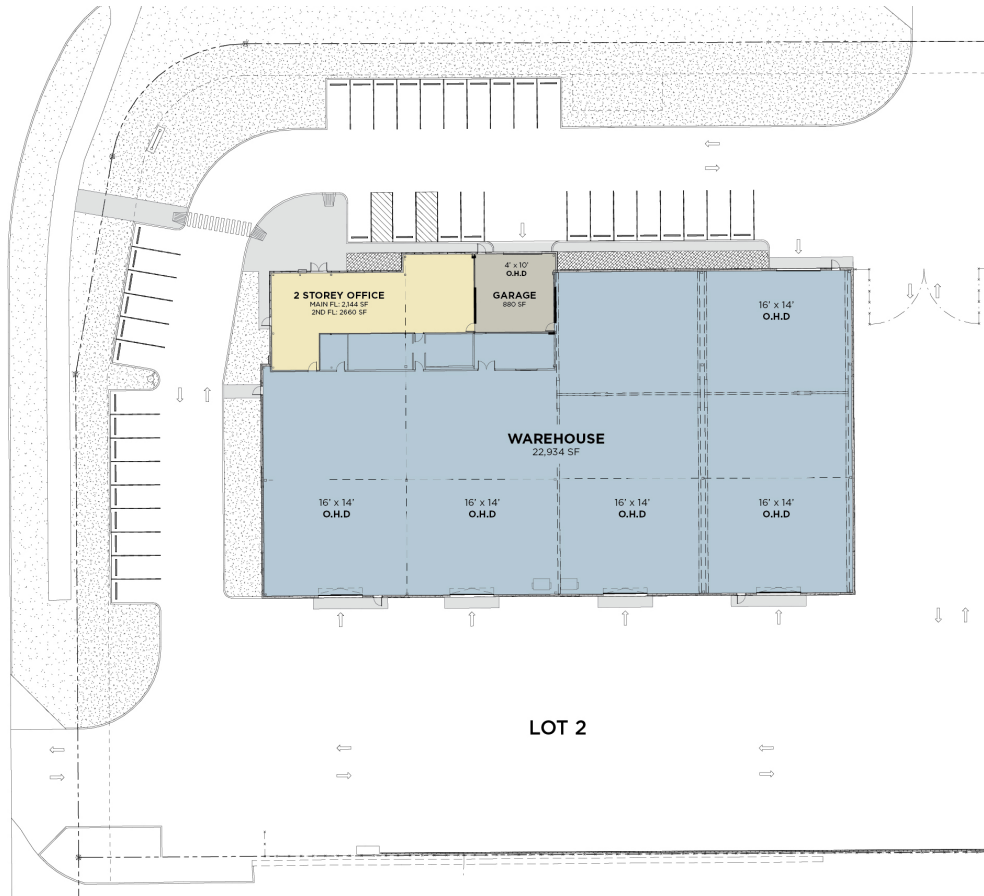
Site Area	± 2.23 Acres
Main Floor Office	± 2,114 SF
Second Floor Office	± 2,660 SF
Mezzanine	± 420 SF
Garage Area	± 880 SF
Warehouse	± 22,934 SF
Total Building Area	± 29,008 SF
Zoning	DC-99 (General Industrial)
Ceiling Height	30'
Loading	6 Drive-In Doors (Drive through and 1 Garage)
Power	1,600 Amps @ 600 Volts 3 Phase
Sale Price	Market
Property Tax	\$70,740.09 (2025)
Built Year	2020



SITEPLAN

±29,008 SF

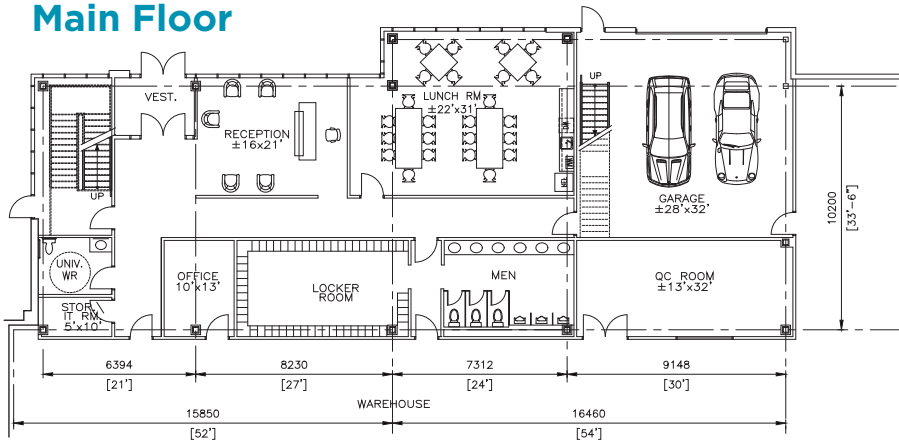
WAGON WHEEL WAY



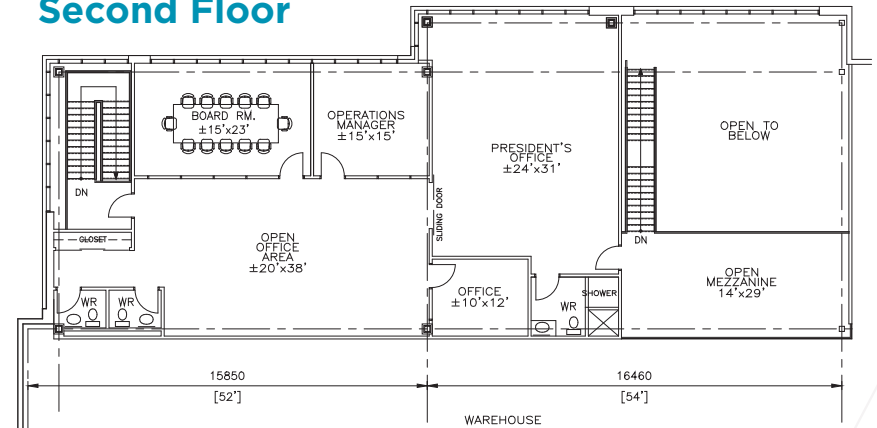
LOT 2



Main Floor



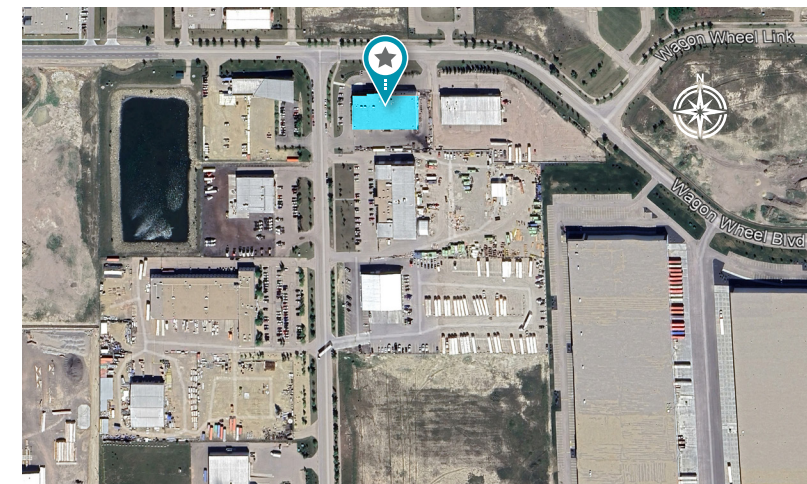
Second Floor





LOCATION MAP

261216 Wagon Wheel Way, Rocky View County, AB





FOR MORE INFORMATION, CONTACT:

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