

FOR SALE

± 29,008 SF ON ± 2.23 ACRES

261216 WAGON WHEEL WAY

ROCKY VIEW COUNTY, AB



**CUSHMAN &
WAKEFIELD**

PROPERTY HIGHLIGHTS

- Excellent opportunity for industrial owners and 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.

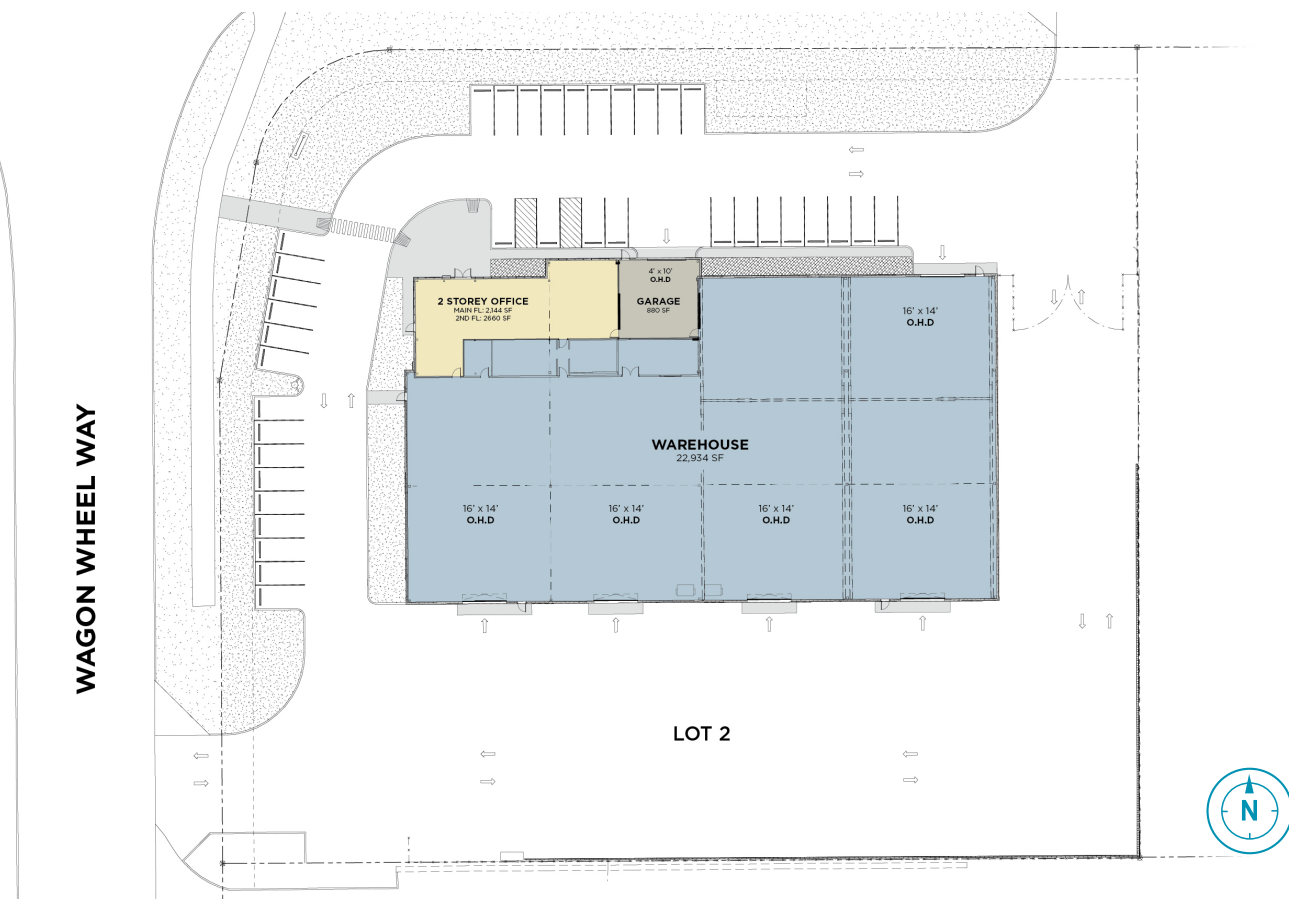
Property Features

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)
Warehouse Make Up Air	22,428 CFM
Garage Make Up Air	1,242 CFM
Power	1,600 Amps @ 600 Volts 3 Phase
Sale Price	Market
Property Tax	\$70,740.09 (2025)

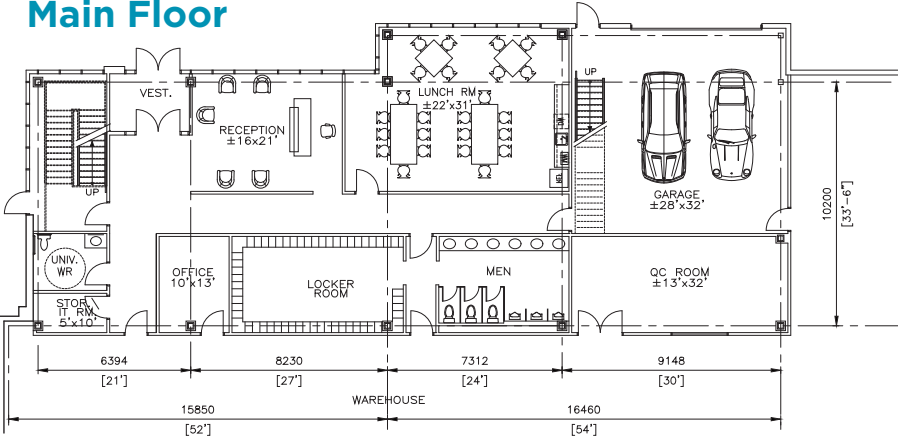


SITEPLAN

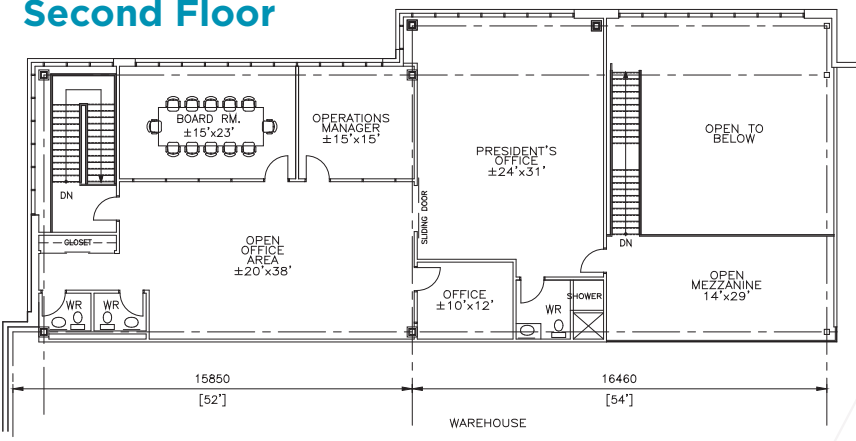
±29,008 SF



Main Floor



Second Floor





LOCATION MAP

261216 Wagon Wheel Way, Rocky View County, AB





FOR MORE INFORMATION, CONTACT:

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