

FOR SALE

BALZAC OFFICE/WAREHOUSE CONDO



UNIT 4

261051 WAGON WHEEL VIEW

ROCKY VIEW COUNTY, AB



Lead Agents:

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PROPERTY DETAILS

FOR SALE | Unit 4, 261051 Wagon Wheel View, Rocky View County, AB

Legal Description:	Condo Plan 1612868, Unit 11
District:	Balzac
Total Area:	± 4,230 sf
Main Floor Area:	± 2,700 sf
Second Floor Area:	± 1,530 sf
Loading	1 (16' x 16') drive-in door
Ceiling Height:	22' to 26'
Power:	225A, 600V, 3 phase with 208V transformer
Year Built:	2016
Zoning:	DC-99
Asking Price:	\$995,000 (\$235 psf)
Property Taxes:	\$6,087.81 (2022)
Condo Fees:	\$648.09/month (2022)
Availability:	60 to 90 days notice

Highlights

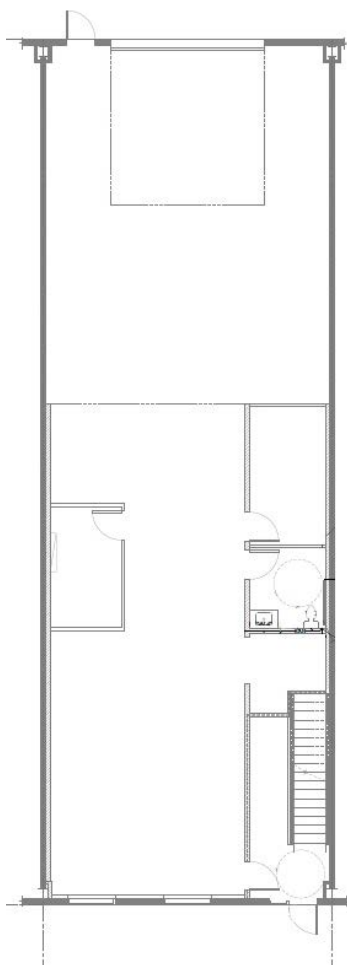
- One of the last remaining industrial condos in the Balzac district
- 250 CFM make-up air unit included in warehouse
- Improvements underway - Vendor to provide permits upon closing
- No business tax in Rocky View County
- Ability to lease the 2nd floor office separately
- Floor drains in warehouse
- Oversized loading doors
- Skylights throughout unit
- Fully sprinklered
- Many nearby amenities including CrossIron Mills Shopping Centre
- Good access onto QE II Highway, Stoney Trail and Metis Trail



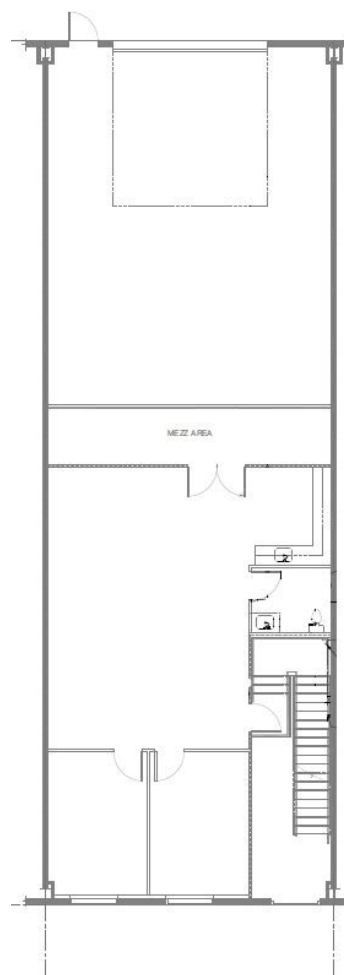
FLOOR PLAN

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Main Floor



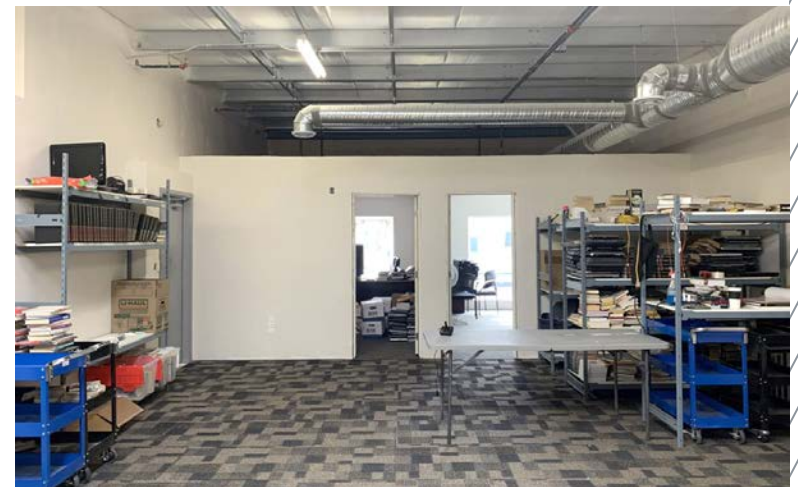
Second Floor



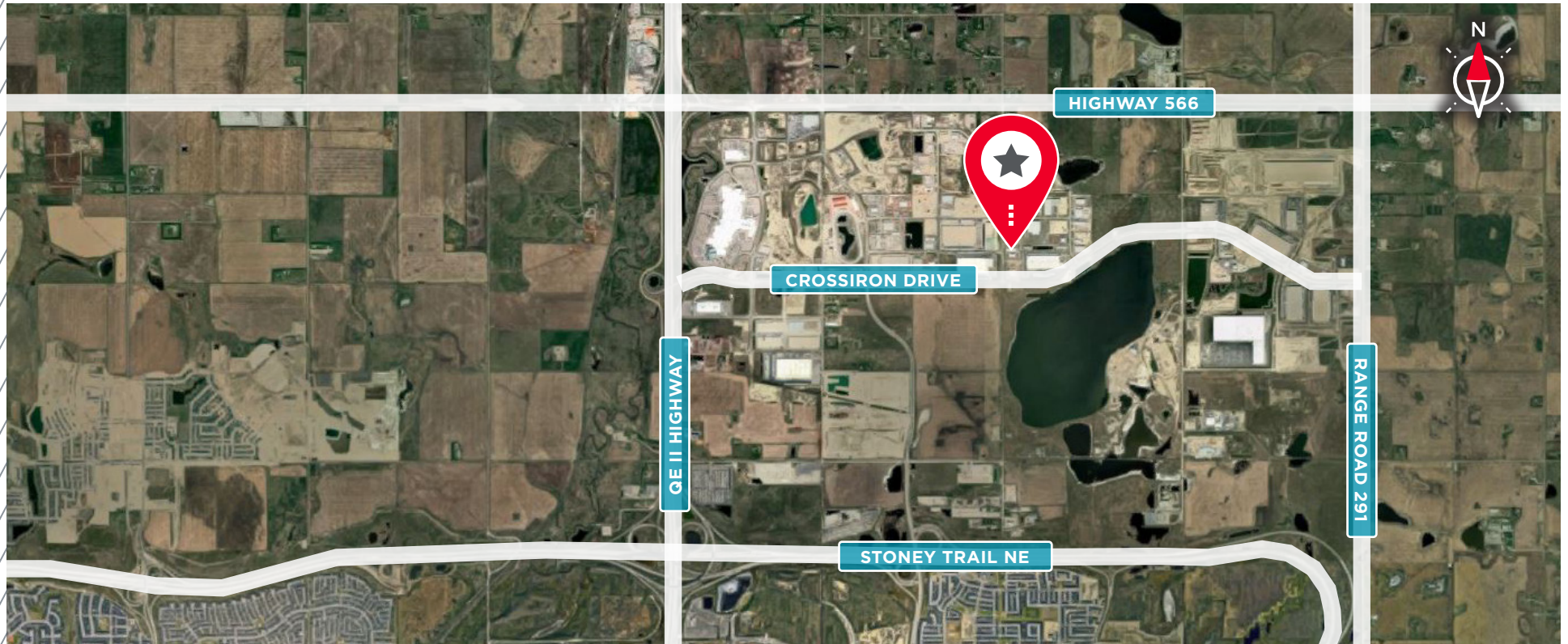
*Not to scale, not exactly as shown.

INTERIOR PHOTOS

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LOCATION MAP



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