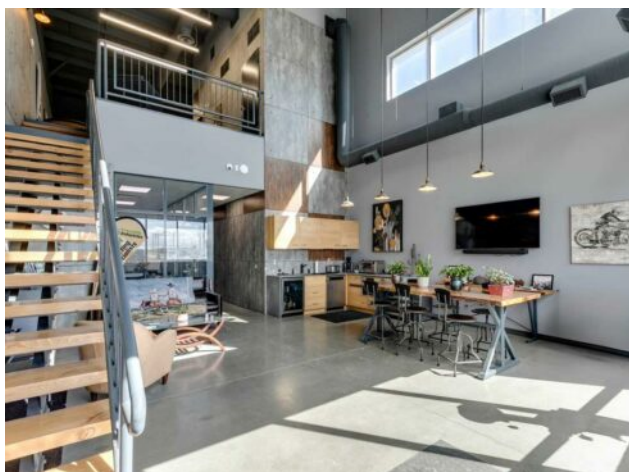


1, 261065 Wagon Wheel Way
Rural Rocky View County, Alberta

MLS # A2281133



\$965,000

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	2,977 sq.ft.
Zoning:	DC-99 (Direct Control)

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.04 Acre

Lot Feat: -

Exclusive turnkey industrial condo, ideally located 2 minutes north of Stoney Trail. Priced WELL below current market replacement cost. If you are serious about purchasing a luxury lifestyle industrial condo, this unit is worth consideration. In addition, this condo works very well as a functional and creative business workplace with an open space networking office with functional warehouse. The high attention to detail is evident in the construction and finishes throughout: steel and concrete second floor, multiple A/C and heating units, double compartment sump, custom cabinetry, custom floating stairs, executive washroom w/ shower, unique wall finishings, epoxy floor warehouse...the list goes on. All existing furnishings negotiable. Tours encouraged and available upon request.