

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:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.04 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

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.