

261182 Prime Gate
Rural Rocky View County, Alberta

MLS # A2207168



\$2,774,400

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	10,880 sq.ft.
Zoning:	DC99 General Industrial T

Heating:	Overhead Heater(s), Forced Air, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	Metal Frame, Metal Siding , Mixed	Parking:	-
Water:	-	Lot Size:	2.72 Acres
Sewer:	-	Lot Feat:	-
Inclusions:	NA		

STEEL FRAMING is up and expected completion Summer 2025. Total of 4 Pre-Construction BARE LAND Industrial Condos For Sale at \$255 a Square Foot. Units starting at 10,880 Square Feet with up to 35, 840 Square Feet available. 2 Units are FREE STANDING buildings with the other 2 units CORNER UNITS. Each purchase comes with approximately 0.68 acres (29,000 Square Feet +/-) of LAND. Approximately 12,000+- Square Feet of Land SECURED BY FENCE at the rear for private use of each unit. Clear ceiling height of 28 Feet, 12x14 Drive in Doors (potential option to add loading docks if purchase is early in construction). Excellent location surrounded by distribution centres for Amazon and Walmart and easy access to Major Highways like Deerfoot Tr and Stoney Tr. Expected completion 2025.