



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.