



GRASSROOTS
REALTY GROUP

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1, 285059 Frontier Road
Rural Rocky View County, Alberta

MLS # A2284307



\$16 per sq.ft.

Division: NONE
Type: Industrial
Bus. Type: -
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 3,011 sq.ft.
Zoning: -

Heating: -
Floors: -
Roof: -
Exterior: -
Water: -
Sewer: -
Inclusions: None

Addl. Cost: -
Based on Year: -
Utilities: -
Parking: -
Lot Size: 0.07 Acre
Lot Feat: -

Well-maintained 3,011 SF industrial condo offering a functional mix of 2,094 sq.ft. of warehouse and 917 sq.ft. of office space, complemented by rare outdoor yard storage. The unit features efficient warehouse area with grade-level loading (14 w x 16h), 225 amp power, and flexible layout suitable for a wide range of industrial, service, or trade users. The outdoor yard area provides valuable additional storage or operational space—ideal for equipment, vehicles, or materials. Located in a well-managed industrial complex with convenient access to major transportation routes.