$450,000 - Building 3, Unit 7, 12 Heatherglen Place, Rural Rocky View County

MLS® #A2154308

$450,000
0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

NONE, Rural Rocky View County, Alberta

This industrial unit is situated in the Heatherglen Industrial Park, providing immediate access to major transportation routes, including Stoney Trail and Glenmore Trail. The property is designed with security in mind, featuring common security cameras and a motorized fenced gate for controlled access. It is equipped with a tankless combi boiler and hydronic in-floor heating, ensuring energy efficiency and consistent temperature control. Structural posts have been installed to accommodate a future mezzanine addition, offering potential for expanded space. Additional features include high-efficiency LED lighting, a floor drain, and a fire suppression sprinkler system (specifications to be verified). As this is a newly developed property, tax figures and condominium fees are currently estimated.

Built in 2024

Essential Information

MLS® #	A2154308
Price	$450,000
Bathrooms	0.00
Acres	0.00
Year Built	2024
Type	Commercial
Sub-Type	Industrial

Status	Active

Community Information

Address	Building 3, Unit 7, 12 Heatherglen Place
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T1X0J8

Additional Information

Date Listed	July 31st, 2024
Days on Market	371
Zoning	I-G

Listing Details

Listing Office	CDN Global Advisors Ltd.

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