

107 Prairie Place
Rural Rocky View County, Alberta

MLS # A2171369



\$5,949,000

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	7,467 sq.ft.
Zoning:	C-LRDs h18

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-

Inclusions: Air Compressor , Air Make up 7, 800 cfm make up air , Hvac heating cooling office.

Like new SE Service Shop with drive through loading located on 5.19 acres of heavily compacted land. This SE property is located on the periphery of the City of Calgary provided access to the city and major corridors while benefiting from the lower taxes from the MD of Rockyview. The multiple bays provides flexibility to a potential owner to lease extra space and grow into the full property as needed. Temporary structure onsite allows for operational flexibility. Large yard is ideal for truck and trailer storage.