$2,774,400 - 261182 Prime Gate, Rural Rocky View County

MLS® #A2207168

$2,774,400

0 Bedroom, 0.00 Bathroom,
Commercial on 2.72 Acres

NONE, Rural Rocky View County, Alberta

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.

Built in 2025

Essential Information

MLS® #	A2207168
Price	$2,774,400
Bathrooms	0.00
Acres	2.72
Year Built	2025
Type	Commercial
Sub-Type	Industrial

Status	Active

Community Information

Address	261182 Prime Gate
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T0M 0E0

Interior

Heating	Forced Air, Natural Gas, Overhead Heater(s)
Cooling	Central Air

Exterior

Construction	Metal Siding, Mixed, Metal Frame

Additional Information

Date Listed	March 31st, 2025
Days on Market	28
Zoning	DC99 General Industrial T

Listing Details

Listing Office	CIR Realty