

**Building 3, Unit 7, 12 Heatherglan Place
Rural Rocky View County, Alberta**

MLS # A2154308



\$450,000

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 17,169 sq.ft.

Zoning: I-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

This industrial unit is situated in the Heatherglan 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.