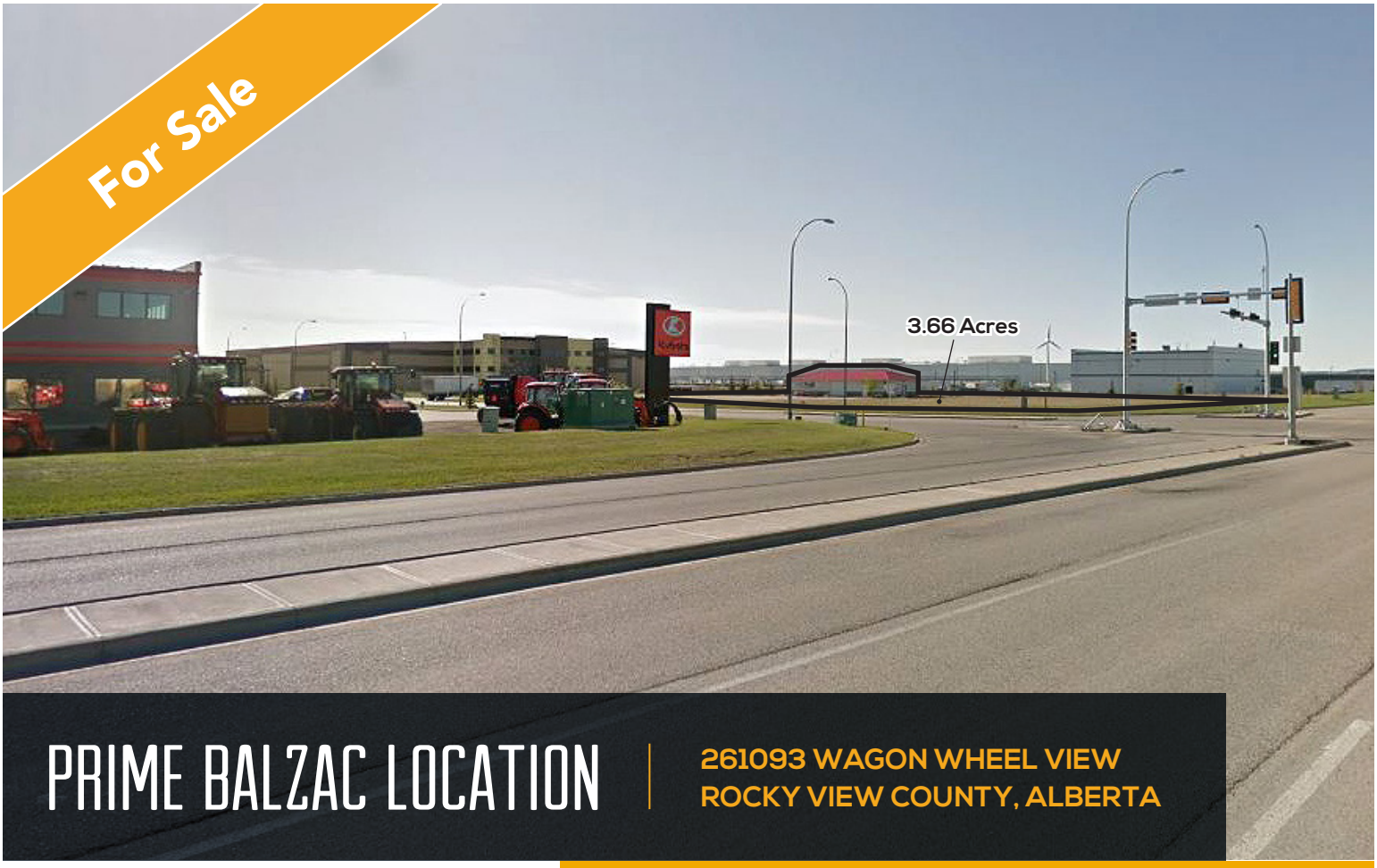
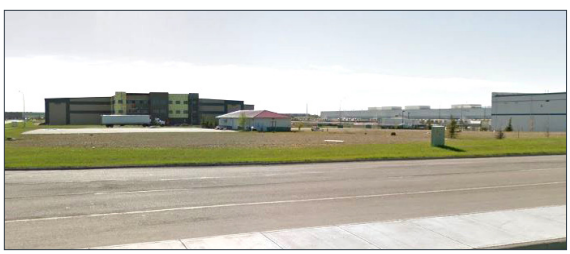


PRIME BALZAC LOCATION

261093 WAGON WHEEL VIEW
ROCKY VIEW COUNTY, ALBERTA



HIGHLIGHTS

- 3.66 acre site with a 3,210+/- square foot building located in Wagon Wheel Business Park in Balzac
- Quick access to Highway 566, QEII Highway, Stoney Trail Ring Road (Transportation Utility Corridor) and Calgary International Airport
- Near local amenities and services such as Cross Iron Mills Shopping Centre and the City of Airdrie
- New industrial park in the Balzac corridor
- No business tax and low property tax

PROPERTY DESCRIPTION

Price:	$1,794,900
Size:	3,210 sq. ft. +/- building
	3.66 acre land
Legal Description:	Lot 1; Block 2; Plan 0811034
Loading:	10’ x 10’ Drive In

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Suite 300, 1324 – 11 Avenue SW
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AvenueCommercial.com

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LOCATION

261093 Wagon Wheel View, Rocky View County, Alberta

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