

TWO UNITS AVAILABLE
// 1,595 SF EACH

FOR SALE

**12 Heatherglen Place, Building 3, Unit 6 & 7
Rocky View, AB**



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PROPERTY HIGHLIGHTS



- Located in Heatherglenn Industrial Park and offering immediate access to Stoney Trail and Glenmore Trail;
- Equipped with common security cameras and motorized fenced gate;
- Tankless combi boiler and hydronic in-floor heat;
- Structural posts installed for future mezzanine;
- Unit features LED lighting, floor drain, and fire suppression sprinklers (specs TBV).

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PROPERTY OVERVIEW

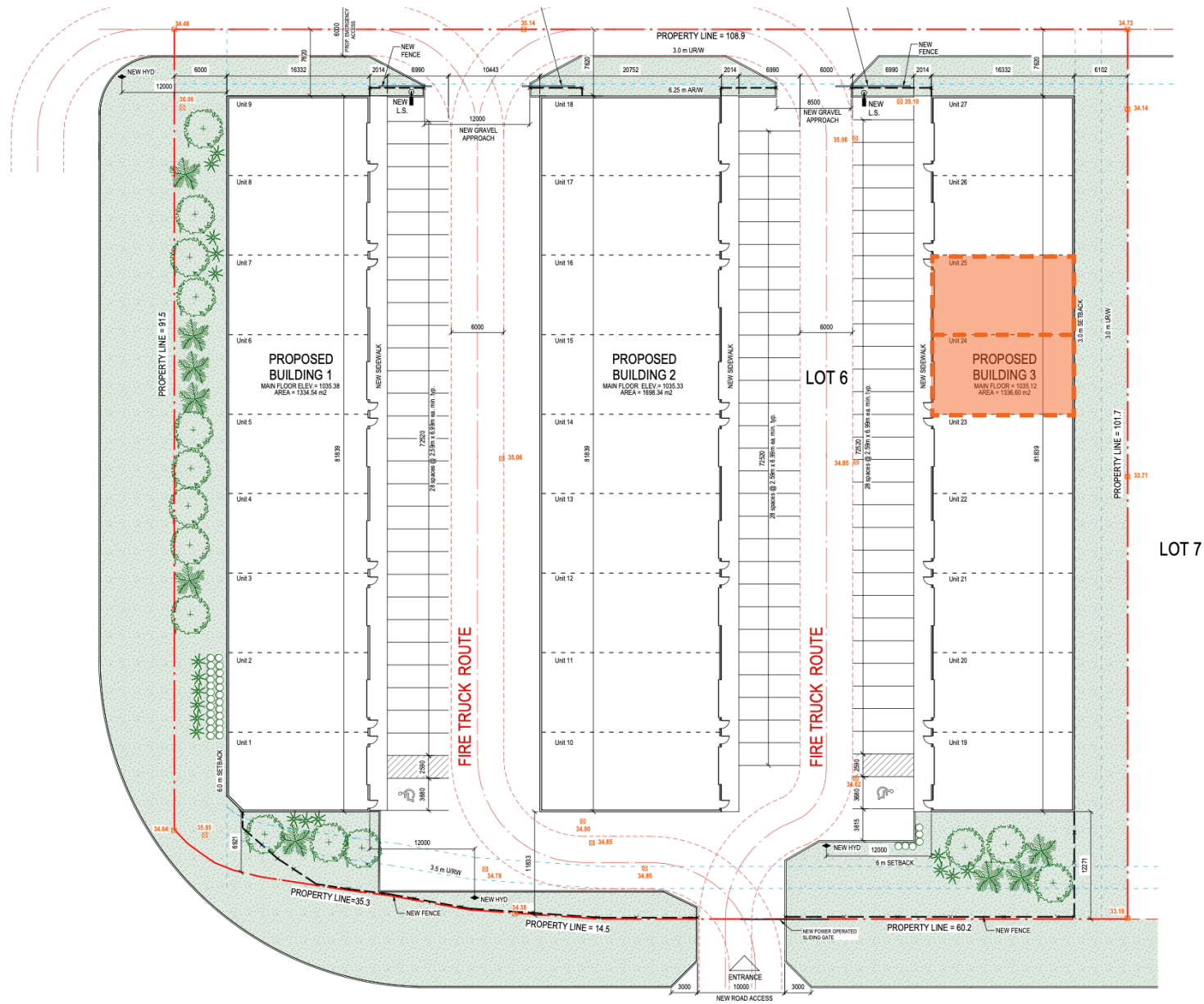
Address:	12 Heatherglenn Place, Bldg 3
District:	Heatherglenn Industrial Park
Zoning:	DC - 161
Available Units:	Unit 6 - 1,595 SF Unit 7 - 1,595 SF
Clear Height:	(TBV)
Loading:	1 x (14' x 14') Drive-in each bay
Power:	100 Amps (TBV) each bay
Sale Price:	Unit 6 - \$450,000 Unit 7 - \$450,000 Unit 6 & 7 - \$900,000
Condo Fees:	\$2.07 PSF (est. 2024)
Property Taxes:	\$1.35 PSF (est. 2024)
Availability:	Immediate



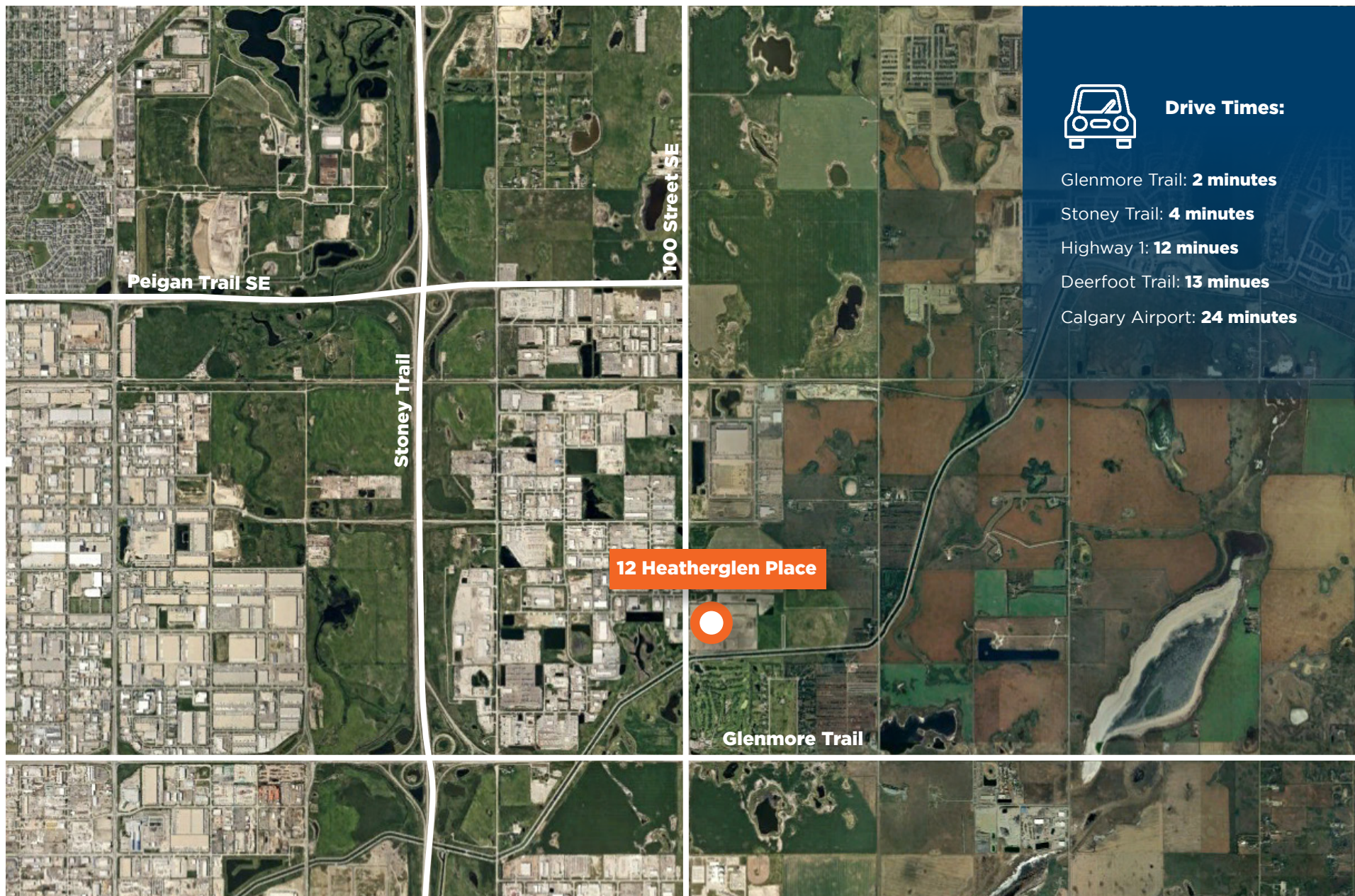
PROPERTY PHOTOS



SITE PLAN



LOCATION





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