

LAND FOR SALE

261175 Wagon Wheel Boulevard, Rocky View, Alberta



**DOWNTOWN
CALGARY**

STONEY TRAIL

DEERFOOT TRAIL

CROSSIRON DRIVE

METIS TRAIL

WAGON WHEEL WAY

WAGON WHEEL BOULEVARD

SUBJECT SITE

RANGE ROAD 292

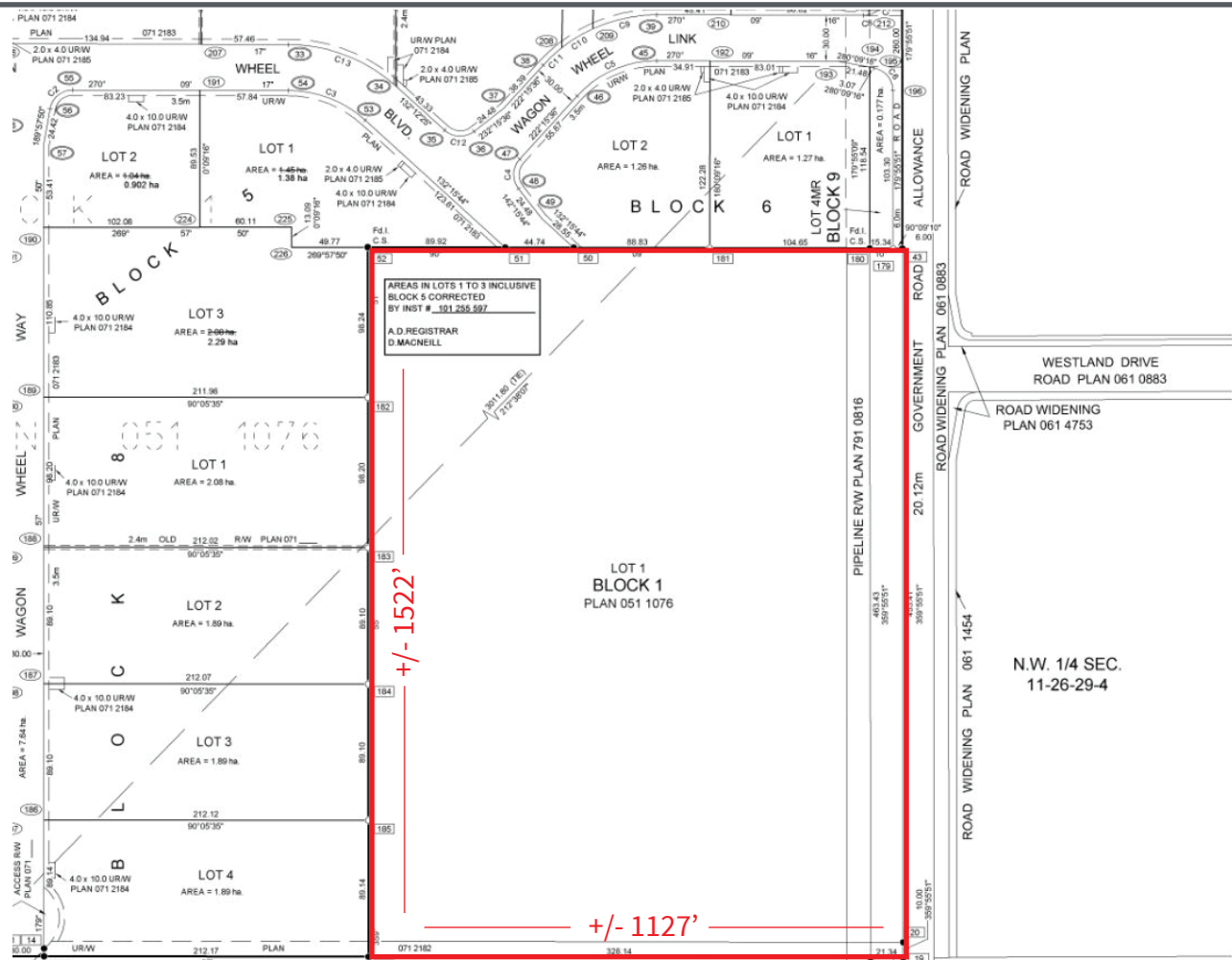
WAGON WHEEL LINK

HIGHWAY 56

EXCEPTIONAL 40 ACRE DEVELOPMENT SITE



SURVEY OF SUBDIVISION

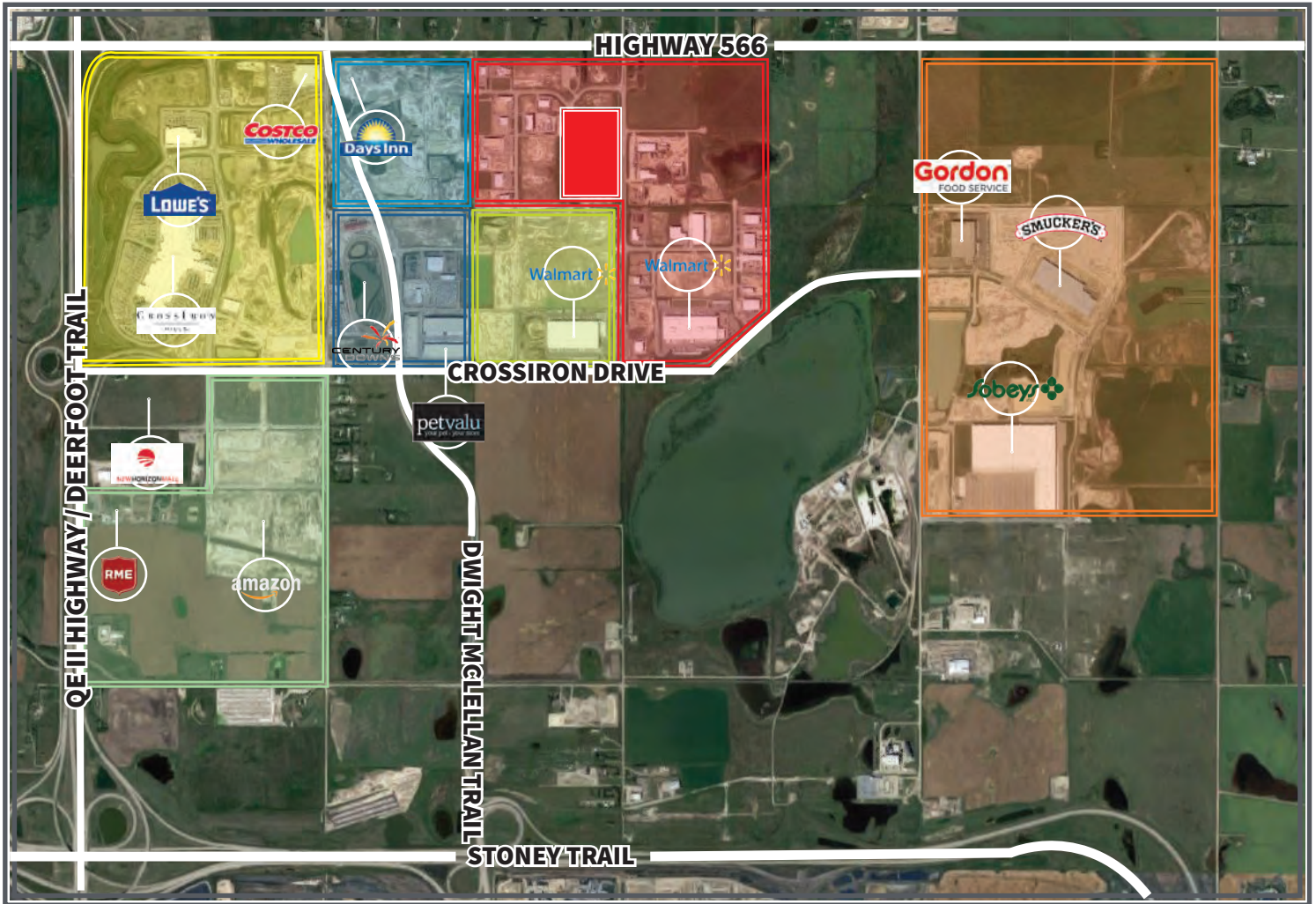
















PROPERTY DETAILS

Address: 261175 Wagon Wheel Boulevard
 District: Rocky View County
 Legal Description: Plan 0511076, Block 1, Lot 1
 Zoning: DC 99 - Cell C
 Site Size: 40.03 acres
 Available: Immediately
 Sale Price: \$11,808,850 (\$295,000/acre)
 Services: Property capable of being fully serviced; off-site levies apply

- Within wide/heavy load road system
- 15 minutes to Calgary International Airport, 30 minutes to Downtown Calgary
- Located in the center of the Calgary North/Rocky View County distribution hub
- Excellent opportunity for industrial owner-users, investors, and tenants
- Compared to the City of Calgary, Rocky View County offers lower property taxes and no business taxes giving the location a competitive advantage
- Minutes from highway 566, QE II Highways (Deerfoot Trail) and Stoney Trail (Ring Road)

LOCATION MAP



			SUBJECT SITE
			
			OWNED BY OTHERS
			

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