

# \$450,000 - Building 3, Unit 7, 12 Heatherglen Place, Rural Rocky View County

MLS® #A2154308

**\$450,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Rural Rocky View County, Alberta

This industrial unit is situated in the Heatherglen 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.

Built in 2024

## Essential Information

MLS® #	A2154308
Price	\$450,000
Bathrooms	0.00
Acres	0.00
Year Built	2024
Type	Commercial
Sub-Type	Industrial



Status                      Active

**Community Information**

Address                      Building 3, Unit 7, 12 Heatherglenn Place  
Subdivision                      NONE  
City                      Rural Rocky View County  
County                      Rocky View County  
Province                      Alberta  
Postal Code                      T1X0J8

**Additional Information**

Date Listed                      July 31st, 2024  
Days on Market                      263  
Zoning                      I-G

**Listing Details**

Listing Office                      CDN Global Advisors Ltd.

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