

# \$2,774,400 - 261182 Prime Gate, Rural Rocky View County

MLS® #A2207168

**\$2,774,400**

0 Bedroom, 0.00 Bathroom,  
Commercial on 2.72 Acres

NONE, Rural Rocky View County, Alberta

STEEL FRAMING is up and expected completion Summer 2025. Total of 4 Pre-Construction BARE LAND Industrial Condos For Sale at \$255 a Square Foot. Units starting at 10,880 Square Feet with up to 35,840 Square Feet available. 2 Units are FREE STANDING buildings with the other 2 units CORNER UNITS. Each purchase comes with approximately 0.68 acres (29,000 Square Feet +/-) of LAND. Approximately 12,000+- Square Feet of Land SECURED BY FENCE at the rear for private use of each unit. Clear ceiling height of 28 Feet, 12x14 Drive in Doors (potential option to add loading docks if purchase is early in construction). Excellent location surrounded by distribution centres for Amazon and Walmart and easy access to Major Highways like Deerfoot Tr and Stoney Tr. Expected completion 2025.

Built in 2025

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2207168    |
| Price      | \$2,774,400 |
| Bathrooms  | 0.00        |
| Acres      | 2.72        |
| Year Built | 2025        |
| Type       | Commercial  |
| Sub-Type   | Industrial  |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 261182 Prime Gate       |
| Subdivision | NONE                    |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T0M 0E0                 |

## Interior

|         |   |
|---------|---|
| Heating | Overhead Heater(s), Forced Air, Natural Gas |
| Cooling | Central Air                                 |

## Exterior

|              |                                  |
|--------------|----------------------------------|
| Construction | Metal Frame, Metal Siding, Mixed |
|--------------|----------------------------------|

## Additional Information

|                |                           |
|----------------|---------------------------|
| Date Listed    | March 31st, 2025          |
| Days on Market | 133                       |
| Zoning         | DC99 General Industrial T |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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