



251223 Sunshine Road
Rural Rocky View County, Alberta

MLS # A2287185

\$3,499,000



Division:	NONE
Type:	Warehouse
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	8,580 sq.ft.
Zoning:	B-LWK

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	3.70 Acres
Sewer:	-	Lot Feat:	-
Inclusions:	n/a		

****Rare B-LWK ZONING — LIVE ON-SITE AND OPERATE YOUR BUSINESS FROM ONE PROPERTY **** Contractor Yard -- Fleet & Equipment Base -- Automotive / Diesel Repair Potential -- Small Industrial Operations -- Owner-Operator Headquarters -- Storage + Residence -- Entrepreneur Compound An exceptional and increasingly scarce Business–Live/Work property located in Rocky View County, positioned kitty-corner to the proposed The Omni by Genesis development site with expected to offer "2,000 new homes and over 740,000 square feet of campus-style office space for businesses and entrepreneurs." This fully improved B-LWK zoned site offers immediate functionality for owner-users, investors, or growing industrial businesses seeking proximity to Calgary without city constraints. The 3.70-acre parcel is extensively developed and improved with over 16,000 SF of total built area, including a 2023-built, industrial-grade primary warehouse, a secondary warehouse, and a full-size single-family residence, all thoughtfully configured to support live-work operations under Rocky View County's Business-Live/Work District. Primary Warehouse (2023): • ±8,580 SF rigid steel construction • inside eave height 24' · center 26.5' • Four (4) 16H' × 14' W overhead doors • Two-storey office component with staff facilities • LED lighting, gas-fired heating, 200-amp service Secondary Warehouse: • ±3,960 SF with multiple overhead doors • Heated slab and flexible open layout • Ideal for fabrication, storage, trades, or overflow operations Residential Dwelling: • ±1,439 SF walkout bungalow plus developed basement • Attached double garage • Well-separated from industrial operations, providing true live-work functionality The site features paved

and gravel circulation, ample yard space, separate metering, on-site services, and a professionally constructed drainage pond. Improvements are conventional, functional, and market-relevant, allowing for immediate occupancy with no redevelopment risk or construction delay. Zoning: B-LWK – Business, Live-Work District Permits a broad range of light to medium industrial and commercial uses with integrated residential occupancy—an entitlement that is increasingly difficult to replicate in Rocky View County. Location Highlights: • Minutes east of Calgary city limits • Direct access via Sunshine Road and Range Road 285 • Strategic positioning within an emerging industrial-commercial corridor • Exceptional long-term land-use stability and scarcity value This is a turn-key, irreplaceable asset for buyers seeking scale, flexibility, and long-term upside in one of the region’s most tightly held live-work districts.