



5, 235126 Ryan Road  
Rural Rocky View County, Alberta

MLS # A2287584



**\$1,099,900**

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	4,500 sq.ft.
Zoning:	DC76

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.09 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

Prime 4,500 SF industrial condo bay for sale in Patton Industrial Park, offering excellent connectivity with quick access to Glenmore Trail, Peigan Trail, and Stoney Trail. The unit features 22' clear ceiling height and a 16' x 16' drive-in overhead door, making it ideal for a wide range of industrial uses. Located in Rocky View County, the property benefits from lower property taxes than the City of Calgary. Condo fees are approximately \$631/month. A rare opportunity in a highly desirable industrial location. All tours by appointment only.