



GRASSROOTS
REALTY GROUP

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**240086 Frontier Crescent
Rural Rocky View County, Alberta**

MLS # A2323395



\$3,300,000

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 6,198 sq.ft.

Zoning: DC133

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 1.95 Acres

Sewer: -

Lot Feat: -

Inclusions: NA

A rare opportunity to own a standalone building situated on a 2 acre parcel just minutes from the city limits. Positioned on a corner lot, this property offers excellent future development potential for the remaining land. The shop is 58.5' x 40.75' (2387.95 sqft) with a 24' ceiling with phase 3 power. The existing building is thoughtfully designed to support a wide range of uses, featuring a functional shop layout complemented by multiple office spaces for administrative operations. With over 6,000 square feet of rentable space, this property is ideal for an owner operator looking to run their business or for an investor seeking a long term hold with strong upside. Opportunities like this, combining location, land size, and versatility are seldom available.