

**AVISON  
YOUNG**

**FIVE66**

**292152 WAGON WHEEL BOULEVARD  
BALZAC, ALBERTA**



**Industrial Condo Bays For Sale | Building D | Unit 101 & 102**

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# FIVE66

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BALZAC, ALBERTA

**LOCATION** Balzac – Rocky View County

**ZONING** DC-99, Cell A

**LOADING** 4 Dock doors (9' x 10')  
1 Drive-in door (16' x 16')  
1 Drive-in door (16' x 20')

**CLEAR HEIGHT** 28' Clear

**SPRINKLER SYSTEM** ESFR

**LIGHTING** LED Throughout

**POWER** 600 Amps, 347/600V

**2-STAGE MAKE UP AIR SYSTEM** 16,400 CFM

**PARKING** 31 stalls total  
Unit 101: 17 stalls  
Unit 102: 14 stalls

**SALE PRICE** Market

**PROPERTY TAXES (2026 EST.)** \$69,640.49

**CONDO FEES (2026)** \$1.18 psf

**YEAR BUILT** 2024

**AVAILABILITY** Negotiable



## Unit 101 & 102

**OFFICE AREA** ±6,700 SF  
(main & second floor)

**WAREHOUSE AREA** ±17,907 SF

**TOTAL AREA** ± 24,607 SF

## Property Highlights

- **Move-in ready Class A industrial condo** developed by Beedie in the highly sought-after Balzac industrial node
- **Premium office improvements completed over both floors** with a modern, high-end finish package
- **Functional warehouse** featuring two oversized drive-in doors, dual compartment sumps, make-up air system, gas-fired unit heaters, and column-free layout
- **Flexible configuration** with the ability to occupy as one unit or demise into two separate bays
- **Warehouse constructed with 500 lbs/SF live floor load capacity**
- **Each warehouse bay benefits from two skylights**, providing excellent natural light
- **Lower operating costs** supported by lower property taxes within Rocky View County
- **Quick access to QE2** (Deerfoot Trail), Highway 566, and McLennan Trail
- **Minutes from CrossIron Mills, Costco**, and surrounding retail amenities
- **Existing furniture available** on a negotiable basis

# Gallery





## Drive Times

- 3** Minutes to **CROSSIRON MILLS**
- 15** Minutes to **YYC INTERNATIONAL AIRPORT**
- 16** Minutes to **HIGHWAY 1**
- 20** Minutes to **DOWNTOWN CALGARY**

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292152  
WAGON WHEEL BLVD.  
BALZAC, AB

Balzac

CALGARY  
INTERNATIONAL  
AIRPORT

DOWNTOWN  
CALGARY

Calgary

HIGHWAY 1

## Nearby Amenities

- **3 minutes to CrossIron Mills** (200+ retail & dining options)
- **Nearby fuel, restaurants, and services**
- **Strong amenity base** supporting employee convenience

## Location Advantages

- Strategically located in Balzac, minutes north of Calgary
- Immediate access to Highway 566, QEII (Deerfoot), Stoney Trail
- 10–15 minutes to Calgary International Airport (YYC)
- Ideal hub for Western Canada distribution and logistics

**For Sale**

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by **Beedie**

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