

FOR SALE

240040 FRONTIER PLACE

UNIT 8 - 4,273 SQ FT

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KPLI
GLOBAL

Frontier Place, Rocky View County

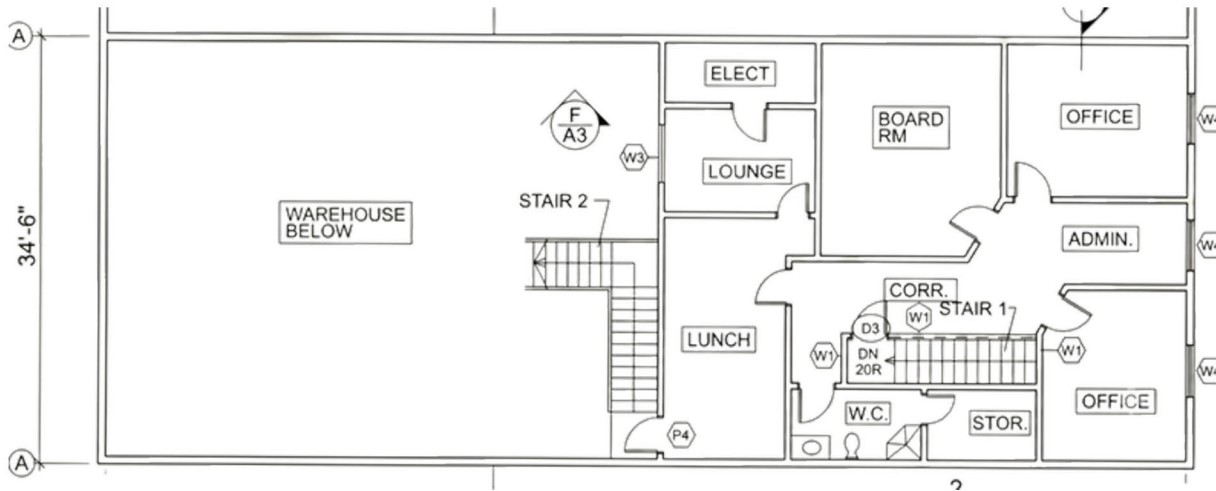
UNIT 8-240040

UNIT SIZE	TOTAL: 4,273 SF Warehouse Floor: 1,464 SF Upper Office: 1,421 SF Lower Office: 1,388 SF
POWER	200 amps 120/208 (3 Phase) TBV
SALE PRICE	\$1,200,000
CONDO FEES	\$731.28 /MONTHLY

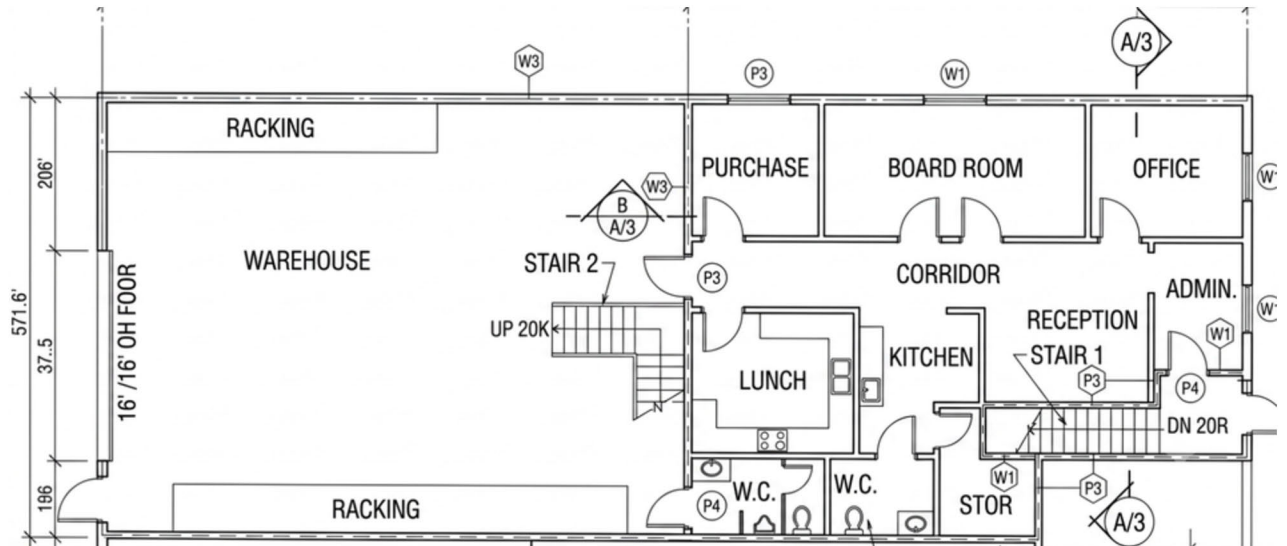
PROPERTY TAX (Annum)	\$10,479.20 (2026)
CEILING HEIGHT	22"
LAND USE CODE:	Industrial General (I - G)
YEAR BUILT	2008
LOADING	16 x 16 Drive in door
AVAILABILITY	Immediately
PARKING	Three (3) Stalls at the front, 2 to 4 directly behind the unit.



Upper Office



Lower Floor



Frontier Place, Rocky View County

INTERIOR PHOTOS



Frontier Place, Rocky View County

Map & Features

DOWNTOWN	18 MIN DRIVE	15.0 KM
AIRPORT	21 MIN DRIVE	21.5 KM
STONEY TRAIL	5 MIN DRIVE	3.20 KM
DEERFOOT TRAIL	18 MIN DRIVE	16.4 KM



KEY FEATURES

- 4,273 SF fully developed bay
- 7 private offices + large boardroom
- 2 full bathrooms
- Large kitchen & lunch room
- Warehouse with radiant heating
- 16'H x 16'W overhead door
- Rear yard space, truck & sea can accessible



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CONTACT US FOR MORE INFORMATION



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