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Ryan Road

Rocky View County, Alberta

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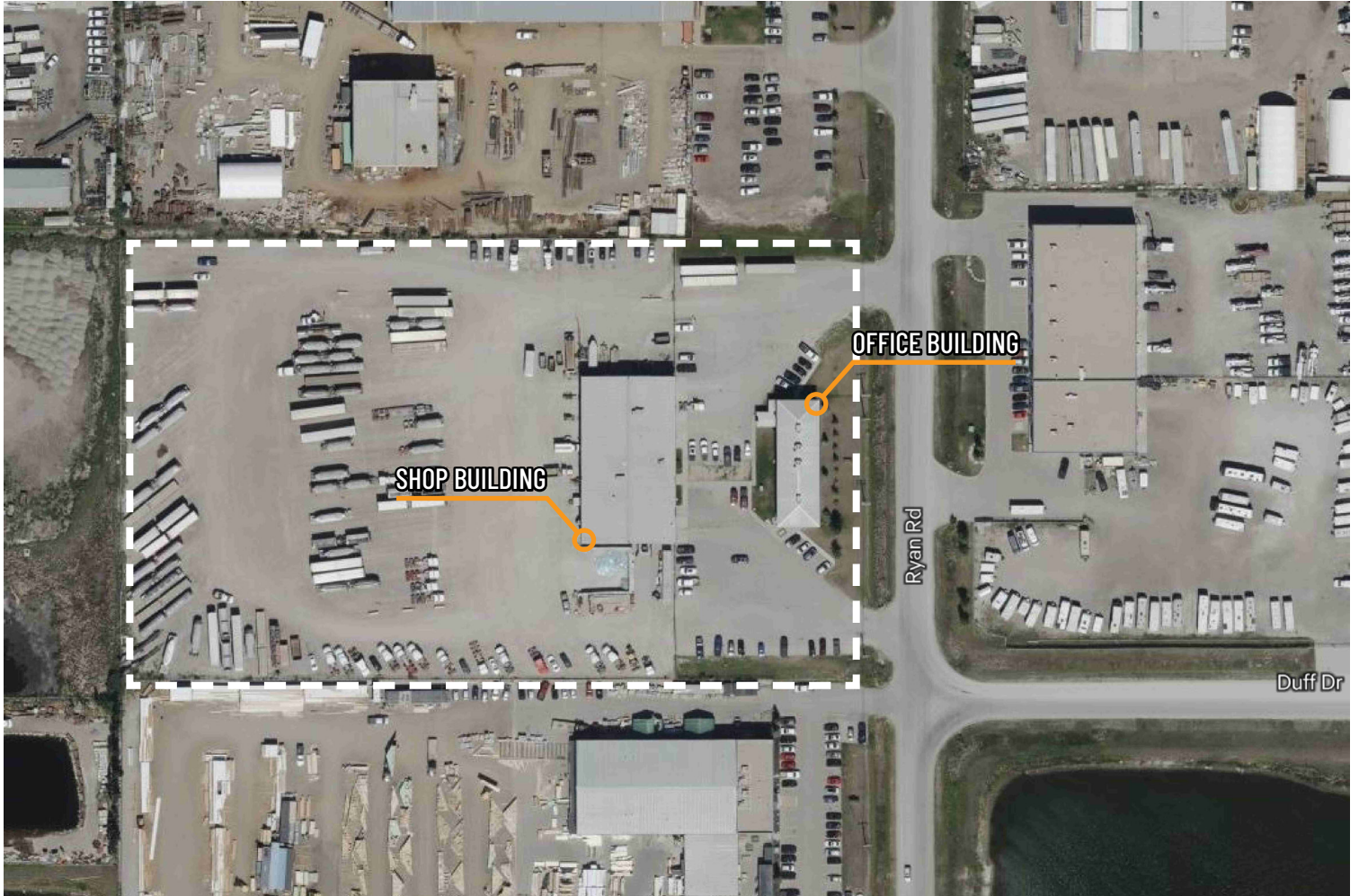
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Freestanding 8,100 SF Office Building & 14,400 SF Truck Servicing Building



235185 Ryan Road

Rocky View County, Alberta | T1X 0K1



| | |
|-----------------|------------------------------------------------------------------------------------------------|
| Building Areas | Office Building: 8,100 SF (over 2 floors) Shop Building: 14,400 SF Total Area: 22,500 SF |
| Zoning | B-2 (General Business District) |
| Site Area | 7.00 Acres |
| Loading | 12 x Powered Drive-in (12'x14') (4 x Drive-thru) |
| Ceiling Height | 23'-25' |
| Power | 400 Amp, 240 Volt (TBV) |
| Parking | 40 Stalls |
| Operating Costs | \$3.78 est. (Self-Managed) |
| Sublease Rate | Market |
| Sublease Term | March 31, 2029 |
| Availability | December 2025 |

B-2

Zoning

23-25'

Clear Height

12xDI

Loading

Property Highlights

- + Freestanding 8,100 SF office building and 14,400 SF truck service shop building on 7.00 acres
- + Well compact, fully secured yard with lighting, power and automated gate access
- + Fully paved front parking area with 40 auto parking stall
- + Drive-thru wash bay
- + ±48 energized truck plugs with thermal switch
- + Make-up air (specs TBV) and radiant heat in shop building
- + 4 rooftop HVAC units on office building
- + Trench drains and sumps, exhaust extraction system, exterior compressor room and fibre optic data
- + Quick access to major transportation routes including Stoney Trail, Peigan Trail and Glenmore Trail

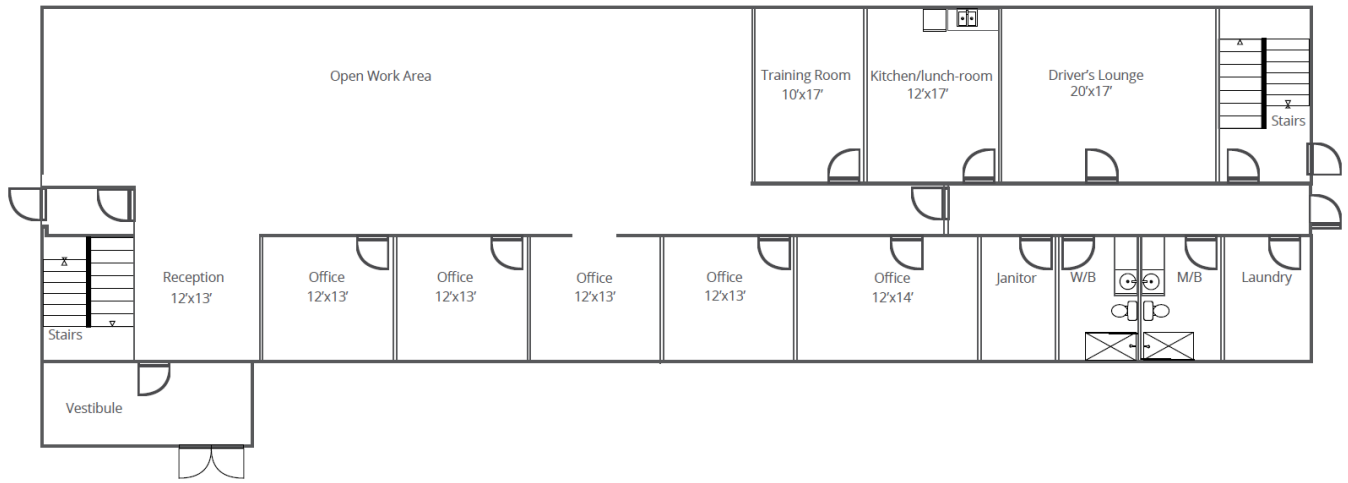


Shop Floor Plan

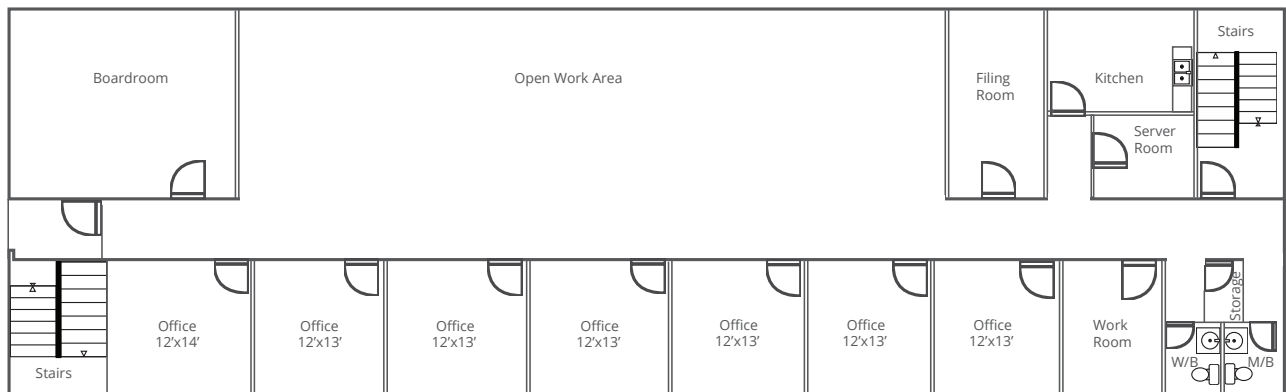


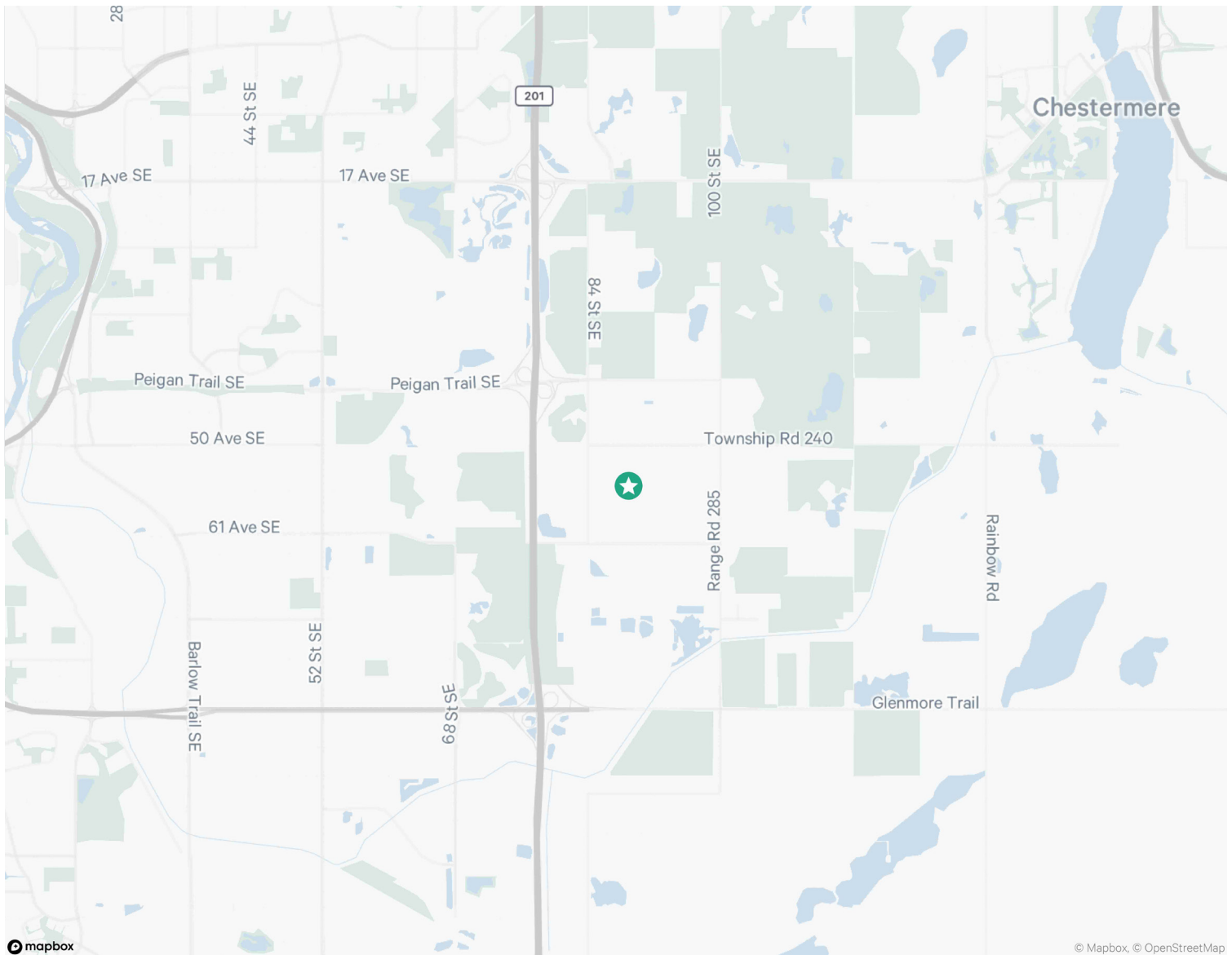
Office Floor Plan

Main Level Plan



Second Level Plan





Contact Us

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