

GREAT LOCATION

**261175 WAGON WHEEL BLVD.
ROCKY VIEW COUNTY, ALBERTA**



HIGHLIGHTS

- Excellent opportunity for industrial owners and users to own 40.04 acres
- Industrial / Commercial business property, fully serviceable and available immediately
- Quick access to Highway 566, QEII Highway, Stoney Trail Ring Road (Transportation Utility Corridor) and Calgary International Airport
- Near excellent amenities and services including the Cross Iron Mills Shopping Centre

DEMOGRAPHICS

Demographics pulled from a 10km radius.



Population
87,792



Median Age
32.4



Household Income
\$99,635

PROPERTY DESCRIPTION

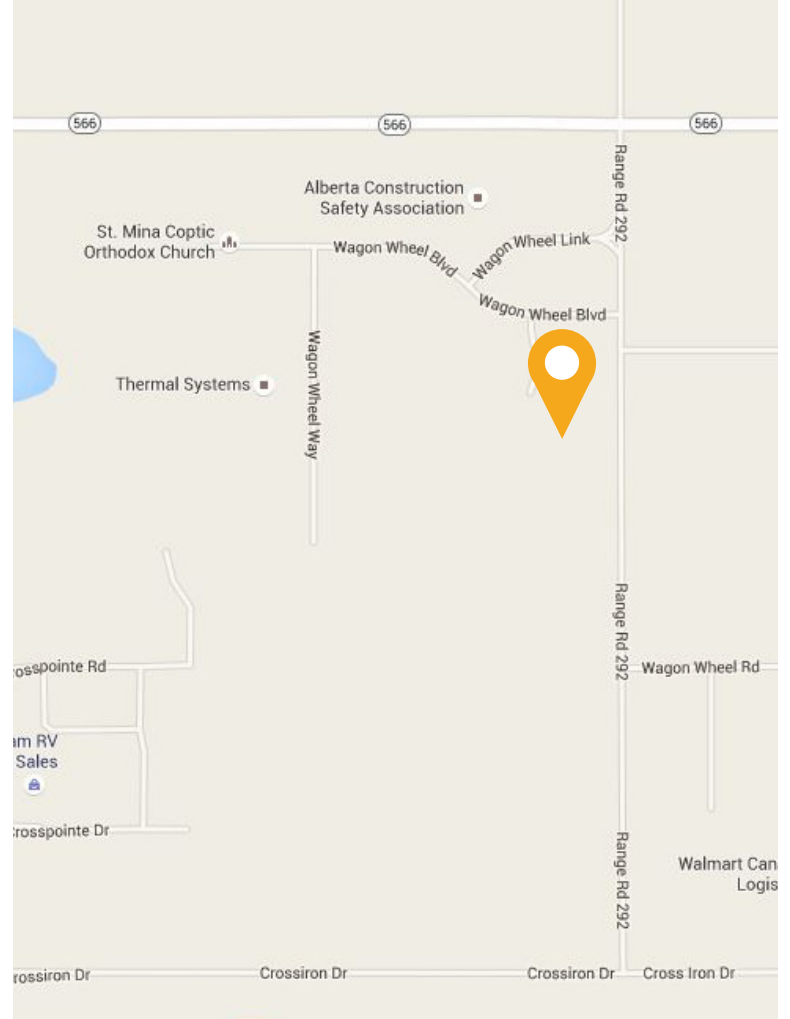
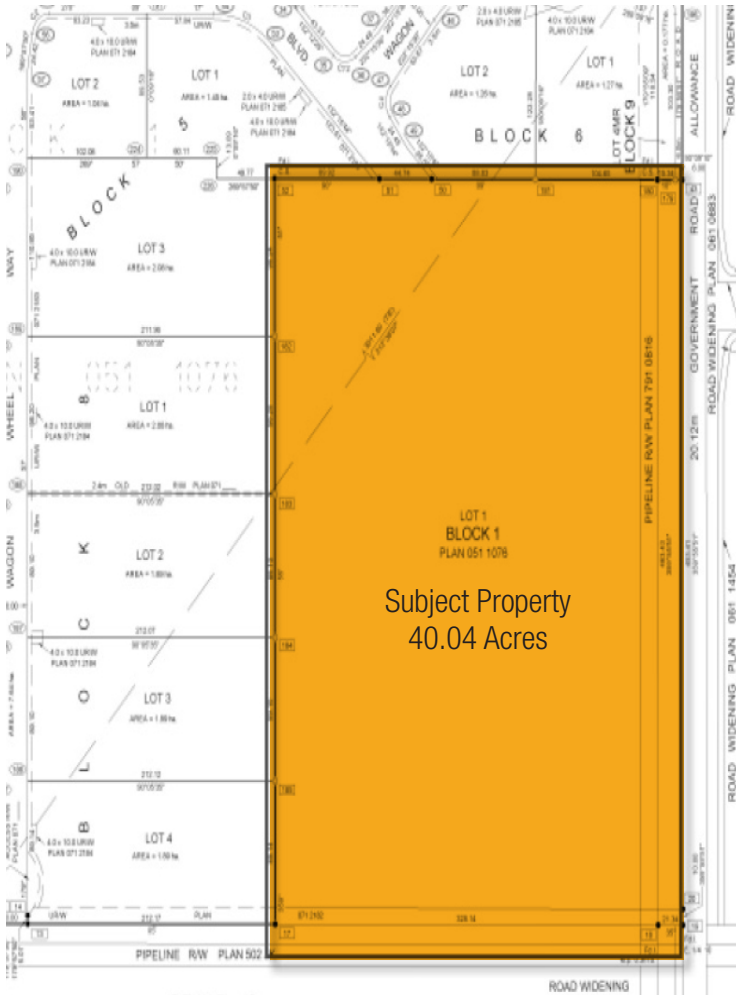
Price:	\$300,000 per acre
Land Size:	40.04 acres
Zoning:	DC 99

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AvenueCommercial.com

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LOCATION

261175 Wagon Wheel Blvd., Rocky View County, Alberta



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