







FOR SALE

±3,855 SF

INDUSTRIAL FLEX BAY

NAI Advent

ADVENT COMMERCIAL REAL ESTATE CORP.

Industrial Condo Bay

For Sale | Unit 10, 240057 Frontier Cres, Rocky View County, AB T1X 0W3

PROPERTY HIGHLIGHTS

- Well-configured industrial condo with main-floor office, showroom and warehouse, plus a second-floor office
- Bright warehouse with LED lighting and skylights
- Open-concept front office with polished concrete floors
- All furniture negotiable
- HVAC serving both the main-floor office and second-floor mezzanine
- 16’ x 16’ automatic drive-in loading door
- Fully fenced and secure shared yard compound
- Generous rear yard depth for loading and operational access
- Convenient access to major transportation routes in southeast Calgary and Rocky View County

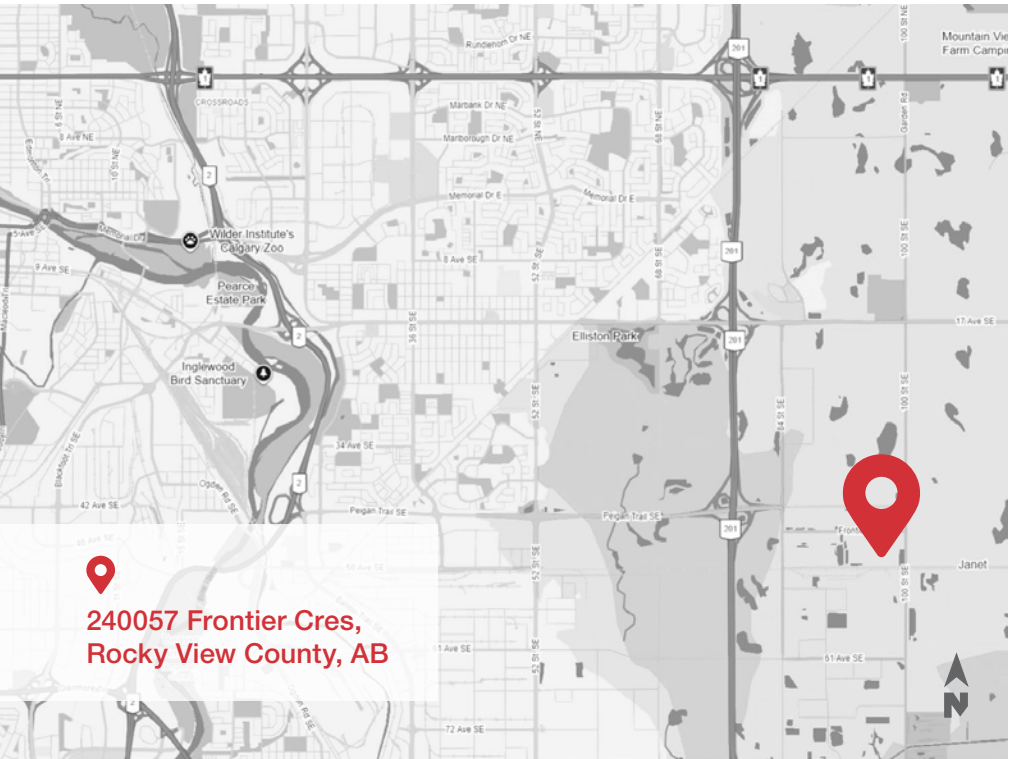
For more information, please contact:



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Rocky View County, AB

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PROPERTY DETAILS

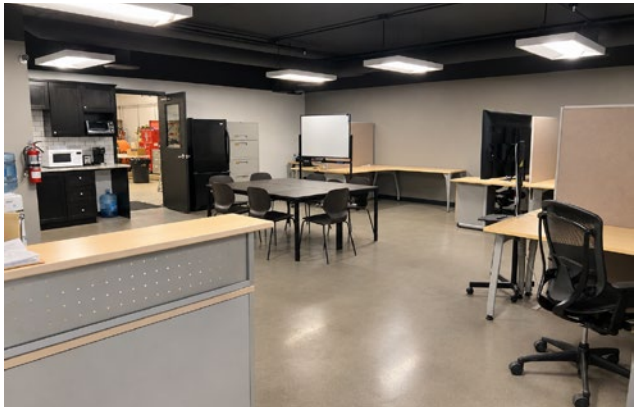
AVAILABLE AREA	±3,855 SF
OFFICE/SHOWROOM	±855 SF
WAREHOUSE	±2,145 SF
2ND FLOOR MEZZANINE	±855 SF
LOADING	1 drive-in door (16’ x 16’)
CEILING HEIGHT	22’–26’
POWER	400A, 208/120V, 3-phase (TBV)
HEATING	Infrared
SPRINKLERS	Yes
YEAR BUILT	2015
ZONING	DC-56 (Direct Control)
LEGAL DESCRIPTION	Plan 1413083, Unit 12
ASKING PRICE	$899,000
PROPERTY TAXES	$8,360.88 (2026)
CONDO FEES	$403.23 /month

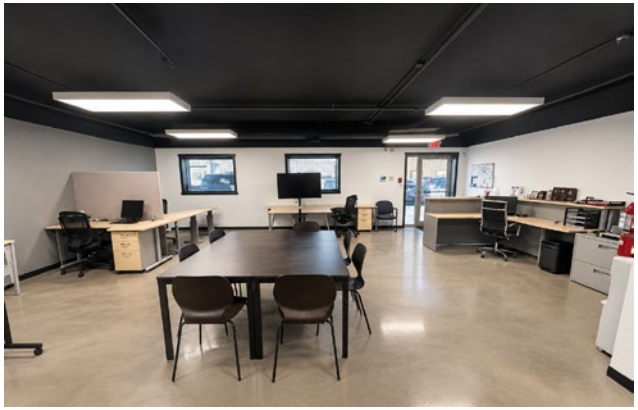
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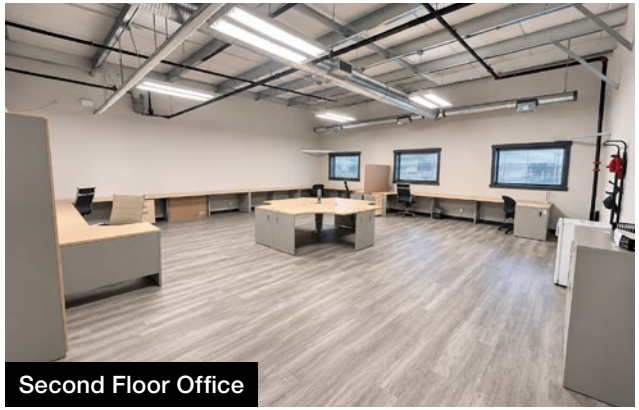


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PROPERTY PHOTOS

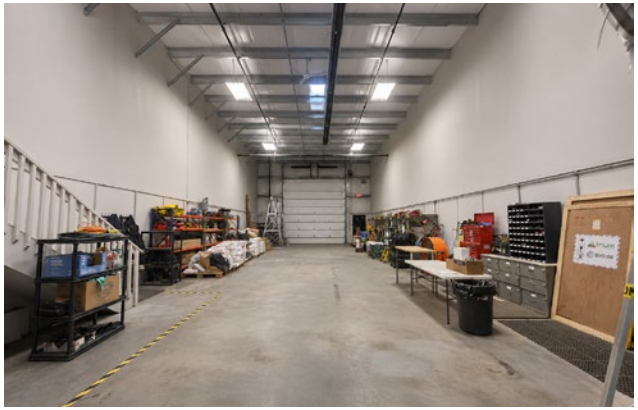


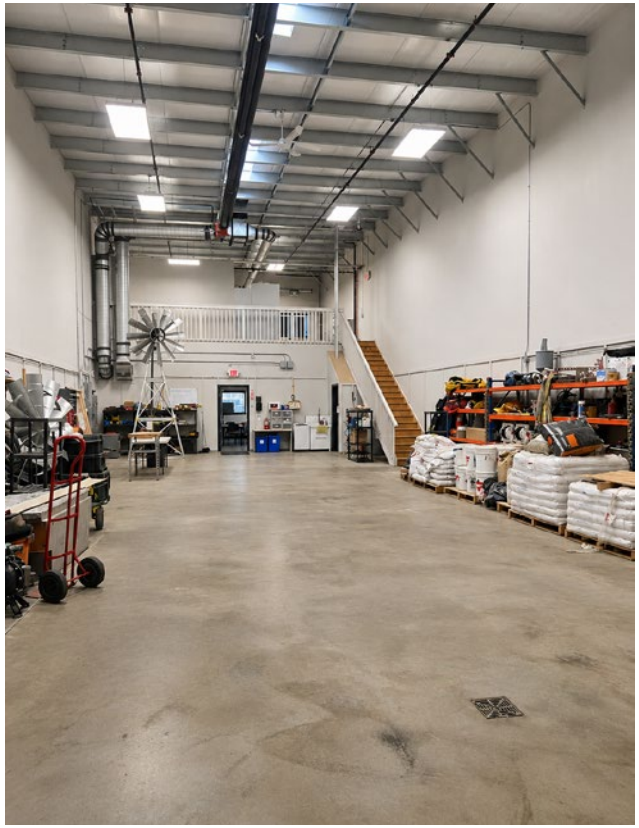



Second Floor Office









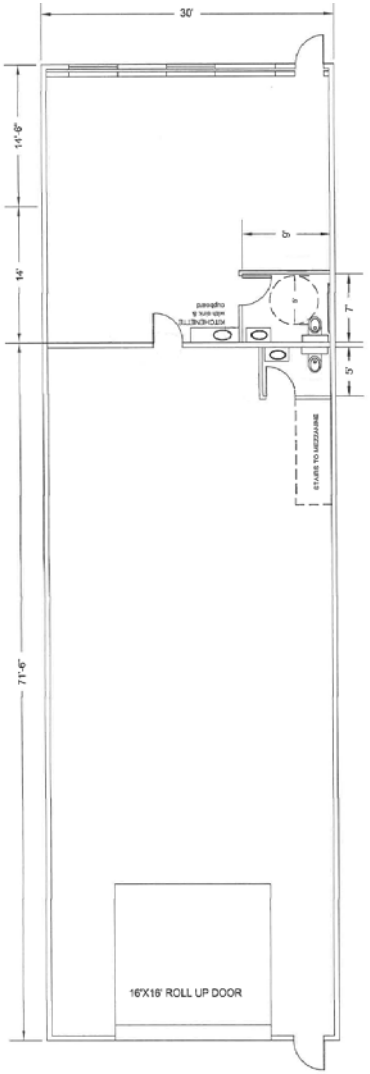
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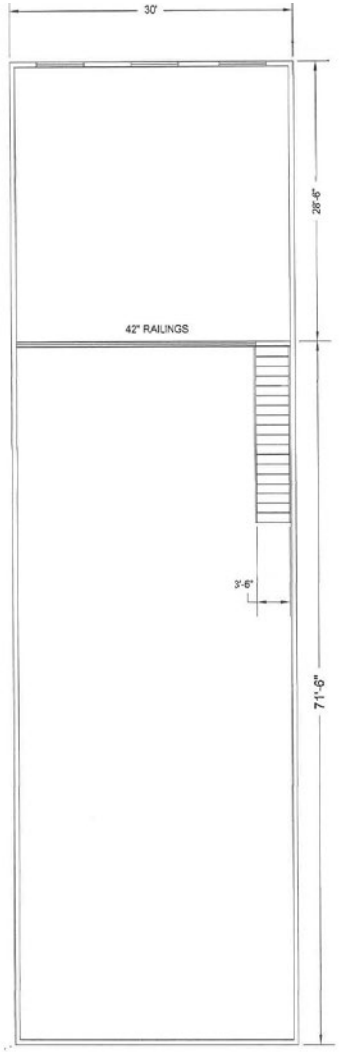


PROPERTY FLOOR PLANS

MAIN FLOOR



SECOND FLOOR



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