

FOR SALE

235126 RYAN ROAD BAY 7

ROCKY VIEW COUNTY, AB



KPLI

GLOBAL

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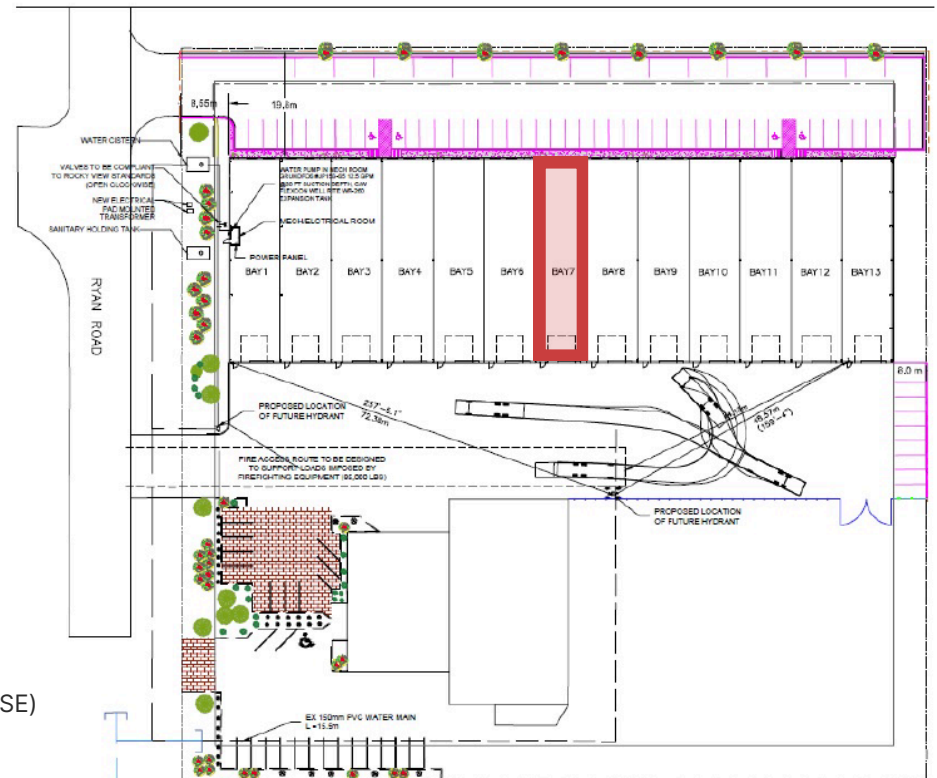
FOR SALE

Bay 7, 235126 Ryan Road, Rocky View County

Address	235126 Ryan Road, Bay 7, Rocky View County,
Building Name	Ryan Road Business Centre
Unit Size	4,500 sf
Footprint	3,600 sf
Mezzanine	900 sf
Total Area	4,500 sf
Outside Storage	750 sf
Year Built	2018
Mezzanine	30' wide by 30' deep
Loading	16' x 16' drive-in door
Ceiling Height:	26' sloping to 22'

Property Highlights

- Located in the 84th Street Industrial Corridor (Peigan Trail to Glenmore Trail SE)
- Easy access to major transportation routes
- Ideal for light industrial, trades, logistics, or service-based users
- Growing demand and limited vacancy in the area



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FOR MORE INFORMATION, CONTACT:



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