



Office / Warehouse Property  
24,500 s.f. total on 4.0 acres

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# FOR SALE

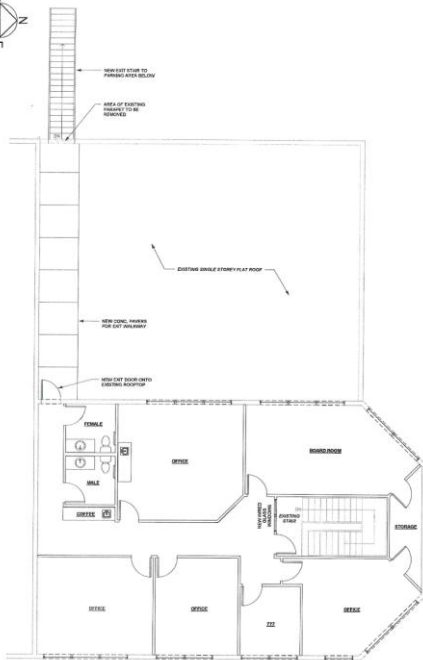
285151 Kleysen Way  
MD Rockyview

## Contact

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403-399-5279  
[dino.truant@romanre.com](mailto:dino.truant@romanre.com)

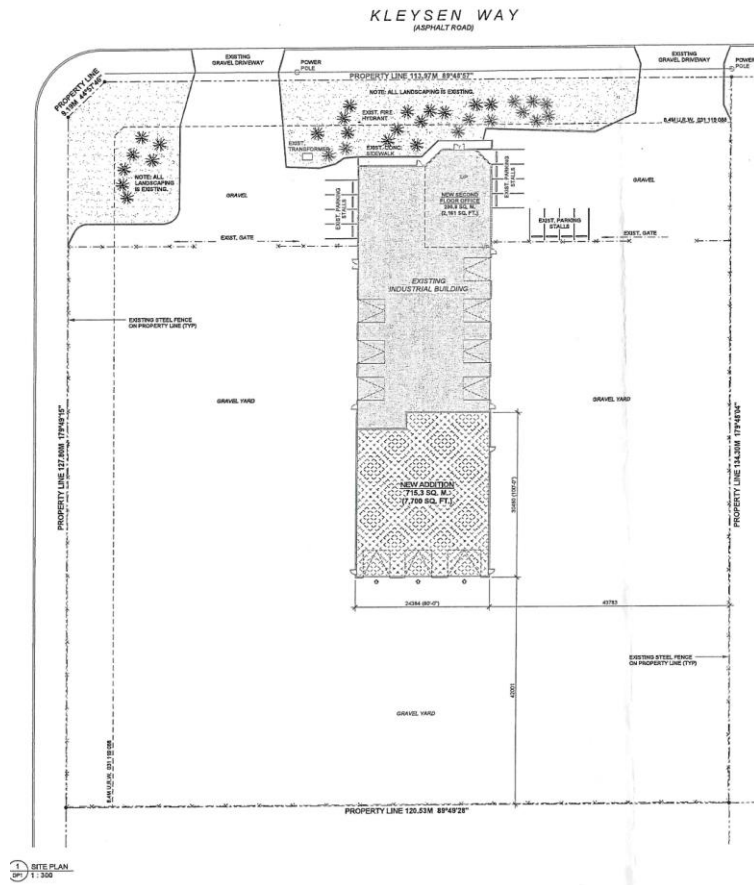
Dan Luijkx  
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<b>Address:</b>	285151 Kleysen Way, Rocky View County AB
<b>Legal Address:</b>	Plan 0311057, Block 2, Lot 1
<b>Zoning:</b>	C-LRDs H18
<b>Servicing:</b>	Partially Serviced with gas and electricity. 12,000 gallon septic and 12,000 gallon water cistern
<b>Available:</b>	Summer 2026
<b>Taxes:</b>	\$ 54,574.57 (2025)
<b>Sale Price:</b>	\$7,499,000.00

## SITE PLAN



## PROPERTY DETAILS

### FEATURES

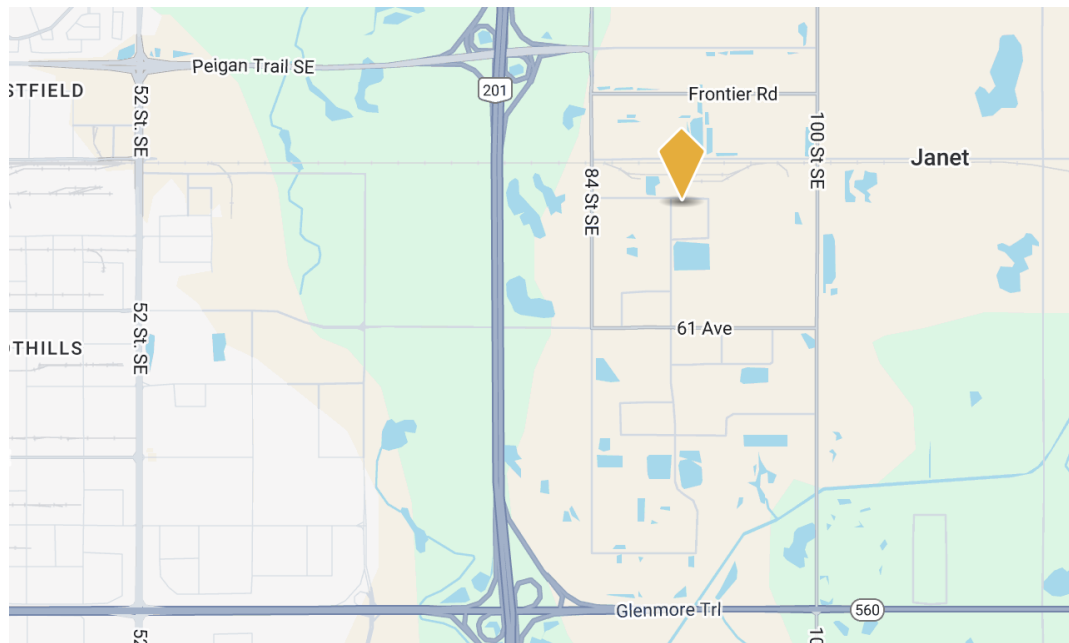
<b>Building Size:</b>	Office (2 floors):	4,500 s.f. +/-
	Parts area:	2,000 s.f. +/-
	Mezzanine:	2,000 s.f. +/-
	Shop:	16,000 s.f. +/-
	Total:	24,500 s.f. +/-
<b>Ceiling Height:</b>	Up to 35' clear	
<b>Loading:</b>	(7) 14' x 16' drive in (2) 20' x 18' drive in (1) 16' x 16' drive in	
<b>Power:</b>	500 KVA power transformer (tbv). High voltage and low voltage plugs thereout.	
<b>Cranes:</b>	(1) 10 – ton crane. 23' hook height	
<b>Make up air:</b>	2 units – capacity to be confirmed	
<b>Comments:</b>	One interior paint booth with sub floor air. 2,800 s.f. tent for sand blasting. 3,000 s.f. tent for storage	







## PROPERTY LOCATION



Roman Real Estate (2009) Ltd. have obtained this information from sources deemed reliable and while thought to be correct, have not been verified. We do not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.



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