12, 10 Wrangler Place
Rural Rocky View County, Alberta

MLS # A2205738

$790,000

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	4,003 sq.ft.
Zoning:	DC-76

Heating:	Forced Air	**Addl. Cost:**	-
Floors:	-	**Based on Year:**	-
Roof:	-	**Utilities:**	-
Exterior:	-	**Parking:**	-
Water:	-	**Lot Size:**	0.70 Acre
Sewer:	-	**Lot Feat:**	-
Inclusions:	N/A		

End Bay. 3 assigned Off Street Parking Stalls. Great Investment. Patton Industrial Park. 2 Stories. Upper level is Offices Total 5 Offices. 2 Washrooms. 2 mini kitchens Warehouse is a 40' Bay, clear span, with sump. with Crane and 2 Loading Doors Oversized. Power Operated.16'x12'. Secured. Fenced. Industrial Storage Yard. Ceiling Height 20'. Power 200A,120/208V. Warehouse is heated radiant heat. HVAC Office. Condo fee $686. per month. Owner is Retiring. LOCATION. LOCATION, LOCATION. Access to all major traffic routes. Glenmore Trail, 22X, Stoney Trail. Deerfoot Trail, Barlow Trail, #1 Highway. Commercial Property - Industrial/warehouse Bay. 3 Main Level Offices plus 2 Upper-Level Offices with kitchens and washrooms. Plus, Fenced Industrial Backyard (Storage Lot): is ready for all kinds of business. Currently this Commercial Property (Corner Bay) is tenant occupied. Leased to 2028.This Commercial Property has a perfect location: convenient access to many Calgary's major traffic routs including Glenmore Trail, Stoney Trail, Deerfoot Trail and Barlow Trail.