

\$790,000 - 12, 10 Wrangler Place, Rural Rocky View County

MLS® #A2205738

\$790,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.70 Acres

NONE, Rural Rocky View County, Alberta

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. Tenant Pays the Property Taxes. This Commercial Property has a perfect location: convenient access to many Calgary's major traffic routes including Glenmore Trail, Stoney Trail, Deerfoot Trail and Barlow Trail.

Built in 2007

Essential Information

MLS® # A2205738



Price	\$790,000
Bathrooms	0.00
Acres	0.70
Year Built	2007
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	12, 10 Wrangler Place
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T1X 0X3

Interior

Heating	Forced Air
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Additional Information

Date Listed	March 26th, 2025
Days on Market	219
Zoning	DC-76

Listing Details

Listing Office	RE/MAX Landan Real Estate
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