

# \$1,449,000 - 235105 Wrangler Drive Se, Janet

MLS® #A2211540

**\$1,449,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

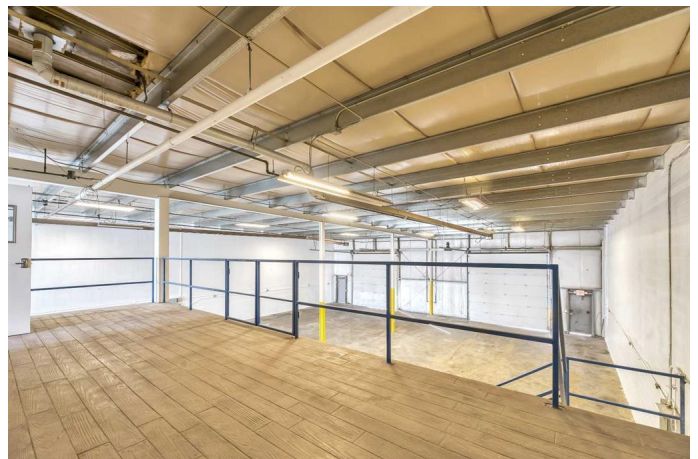
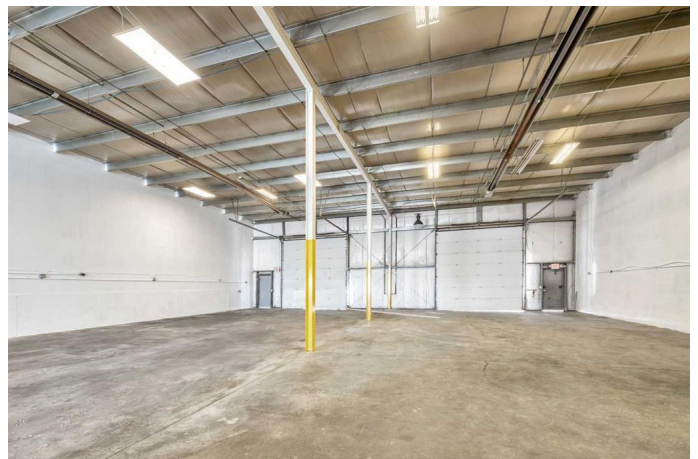
NONE, Janet, Alberta

**NEW PRICE!!!** Discover this owner-user light industrial opportunity available now! Enjoy the lower property tax advantage of Rocky View County. The property includes a dedicated, fenced yard storage unit. The double warehouse unit provides for convenient width of 60 ft. +/- . Two large drive-in loading doors of 14 ft. x 14 ft. each! Warehouse area of 4,390 sq. ft. The built-out office area over two floors includes reception, office areas, a total of three washrooms (including a very convenient shop washroom with lots of room), kitchen, storage, server room and more. Office space is fully air-conditioned on both levels and a gas fireplace is included. Warehouse ceiling height of 20 feet +/- . Available now! Also included included is another 289 sq. ft. of open mezzanine storage -- this is bonus area as it is extra to the 6,757 unit total listed. NOTE: Municipal unit 13 (Linc. 0032350259) is legal unit 9 and municipal unit 14 is legal unit 10 (Linc. 0032350266).

Built in 2007

## Essential Information

MLS® #	A2211540
Price	\$1,449,000
Bathrooms	0.00
Acres	0.00
Year Built	2007



Type	Commercial
Sub-Type	Industrial
Status	Active

### Community Information

Address	235105 Wrangler Drive Se
Subdivision	NONE
City	Janet
County	Rocky View County
Province	Alberta
Postal Code	T1X 0K3

### Interior

Heating	Forced Air, Radiant
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### Additional Information

Date Listed	April 11th, 2025
Days on Market	114
Zoning	DC-76

### Listing Details

Listing Office	Tyler Realty Corp Ltd
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