\$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 routs 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

Additional Information

Date Listed March 26th, 2025

Days on Market 218

Zoning DC-76

Listing Details

Listing Office RE/MAX Landan Real Estate

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