# \$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 222

Zoning DC-76

## **Listing Details**

Listing Office RE/MAX Landan Real Estate

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