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12, 10 WRANGLER PLACE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Rural Rocky View County, Alberta



Listing ID:
29958


MLS ID:
A2205738

\$790,000



 **DEBBIE MITZNER**
 (403) 804-8340

 RE/MAX Landan Real Estate
 403-256-3888


12, 10 Wrangler Place , Rural Rocky View County , Alberta T1X 0X3

Transaction Type

For Sale

Days On Market

97

Zoning

DC-76

Subdivision

NONE

Nearest Town

Calgary

Building Type

Commercial Mix,Low Rise (2-4 stories),Mixed Use

Year Built

2007

Structure Type

Five Plus

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

0814640

Building Area (Sq. Ft.)

4003.14

Building Area (Sq. M.)

371.90

Lot Size (Sq. Ft.)

30492

Lot Size (Acres)

0.70

Heating

Forced Air

Inclusions

N/A

Restrictions

None Known

Reports

Estoppel Certificate

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.

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