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## 235105 WRANGLER DRIVE SE FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Janet, Alberta

**Listing ID:**  
30172

**MLS ID:**  
A2211540

**\$1,550,000**



 **DAN SHUTE**  
 (403) 253-0333

 Tyler Realty Corp. Ltd.  
 403-253-0333

 235105 Wrangler Drive SE, Janet , Alberta T1X 0K3

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 16
<b>Zoning</b> DC-76	<b>Subdivision</b> NONE	<b>Nearest Town</b> Calgary
<b>Building Type</b> Condo Complex	<b>Year Built</b> 2007	<b>Structure Type</b> Warehouse
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 0711817
<b>Building Area (Sq. Ft.)</b> 6757.00	<b>Building Area (Sq. M.)</b> 627.74	<b>Heating</b> Forced Air,Radiant
<b>Inclusions</b> Some office furniture may be included. Refrigerator.	<b>Restrictions</b> None Known	<b>Reports</b> Condo/Strata Bylaws

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).

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