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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

Transaction Type For Sale	Title Fee Simple	Days On Market 78
Zoning DC-76	Subdivision NONE	Nearest Town Calgary
Building Type Condo Complex	Year Built 2007	Structure Type Warehouse
Property Type Commercial	Property Sub Type Industrial	Legal Plan 0711817
Building Area (Sq. Ft.) 6757.00	Building Area (Sq. M.) 627.74	Heating Forced Air,Radiant
Inclusions Some office furniture may be included. Refrigerator.	Restrictions None Known	Reports 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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