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7, 10 WRANGLER PLACE SE FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Rural Rocky View County, Alberta



Listing ID:
35551


MLS ID:
A2317132

\$800,000



 **AK CHHABRA**
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 7, 10 Wrangler Place SE, Rural Rocky View County , Alberta T1X 0L7

Transaction Type For Sale	Title Fee Simple	Days On Market 1
Zoning DC76	Subdivision NONE	Nearest Town Calgary
Building Type Commercial Mix	Year Built 2008	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Mixed Use	Legal Plan 0814640
Building Area (Sq. Ft.) 4730.00	Building Area (Sq. M.) 439.43	Construction Type Metal Siding
Inclusions Negotiable	Restrictions None Known	Reports None

Prime Commercial Bay Unit | For Sale An exceptional opportunity to acquire a versatile, well-appointed commercial bay in a highly functional layout — ideal for engineering, professional services, light industrial, or a wide range of permitted uses. The main floor offers an impressive 2,028 sq ft of open, flexible space complemented by a fully heated 972 sq ft shop — perfectly suited for hands-on work, fabrication, storage, or equipment operations year-round, no matter the season. Head upstairs to discover an expansive 1,702 sq ft upper level, providing ample room for offices, drafting, administration, or additional operational needs. The unit also features dedicated private storage space — a rare and highly practical bonus — along with a generous, welcoming reception area that makes a strong first impression on clients and visitors alike. Currently configured for engineering use, this bay transitions seamlessly to accommodate a broad spectrum of businesses. Whether you're an engineering or technical firm, a contractor, a professional services company, or an entrepreneur seeking a functional home base — this space delivers. Key Highlights: Main floor: 2,028 sq ft Heated shop: 972 sq ft Upper level: 1,702 sq ft Private storage space Expansive reception area Flexible use — currently engineering; many uses welcome

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