

# \$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. This Commercial Property has a perfect location: convenient access to many Calgary's major traffic routes 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
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### **Additional Information**

Date Listed	March 26th, 2025
Days on Market	7
Zoning	DC-76

### **Listing Details**

Listing Office	RE/MAX Landan Real Estate
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