

# \$790,000 - 12, 10 Wrangler Place, Rural Rocky View County

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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 |
|---------|------------|

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 26th, 2025 |
| Days on Market | 130              |
| Zoning         | DC-76            |

### Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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