



GRASSROOTS

REALTY GROUP

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7, 10 Wrangler Place SE
Rural Rocky View County, Alberta

MLS # A2317132



\$800,000

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	4,730 sq.ft.
Zoning:	DC76

Heating:	-
Floors:	-
Roof:	-
Exterior:	Metal Siding
Water:	-
Sewer:	-
Inclusions:	Negotiable

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

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