

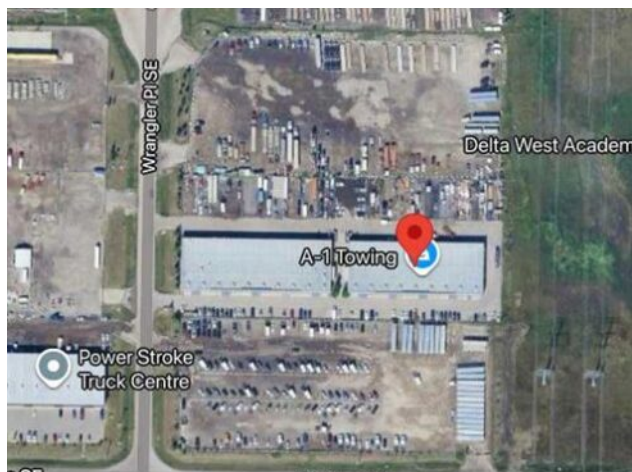


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

17, 10 Wrangler Place
Rural Rocky View County, Alberta

MLS # A2326330



\$780,000

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,984 sq.ft.

Zoning: DC-76

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.07 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

Rare industrial condominium opportunity. Small bay with dedicated yard. This property was designed and zoned for functionality. Oversized drive-in door (14'X14'), 20' clear to underside of trusses, radiant heat in warehouse, MUA, and 200 Amps of power. Ideal location with quick/convenient access to Stoney Trail, Glenmore Trail, 61st Avenue SE or Peigan Trail,