

Sale / Lease

#7, 10 Wrangler Place SE
Rockyview, AB

WITH FENCED STORAGE YARD



BELOW REPLACEMENT COST

HIGHLIGHTS / FEATURES

- Located just off Stoney Trail & Glenmore Tr. E
- Built in 2008
- Nicely built out offices, furniture negotiable
- Zoning DC-76 or IG guidelines
- 2,400 sq. ft. fenced storage yard
- Great natural light

PROPERTY INFORMATION

Main Fl. Office:	1,800 sq. ft. +/-	Lease Rate:	\$10.50 psf
Second Fl. Office	1,170 sq. ft. +/-	Op Costs (2020):	\$4.03 psf
Warehouse:	1,200 sq. ft. +/-	Asking Price:	\$688,000.00
Storage Mezzanine:	450 sq. ft. +/-	Taxes (2020):	\$6,800.00 +/-
Total:	4,620 sq. ft.+/- (30' x 100')	Condo Fees:	\$885.65 TBV
Loading:	12' x 14' drive-in door	Available:	30-60 days
Ceiling Height:	18' clear		
Parking:	4 stalls		

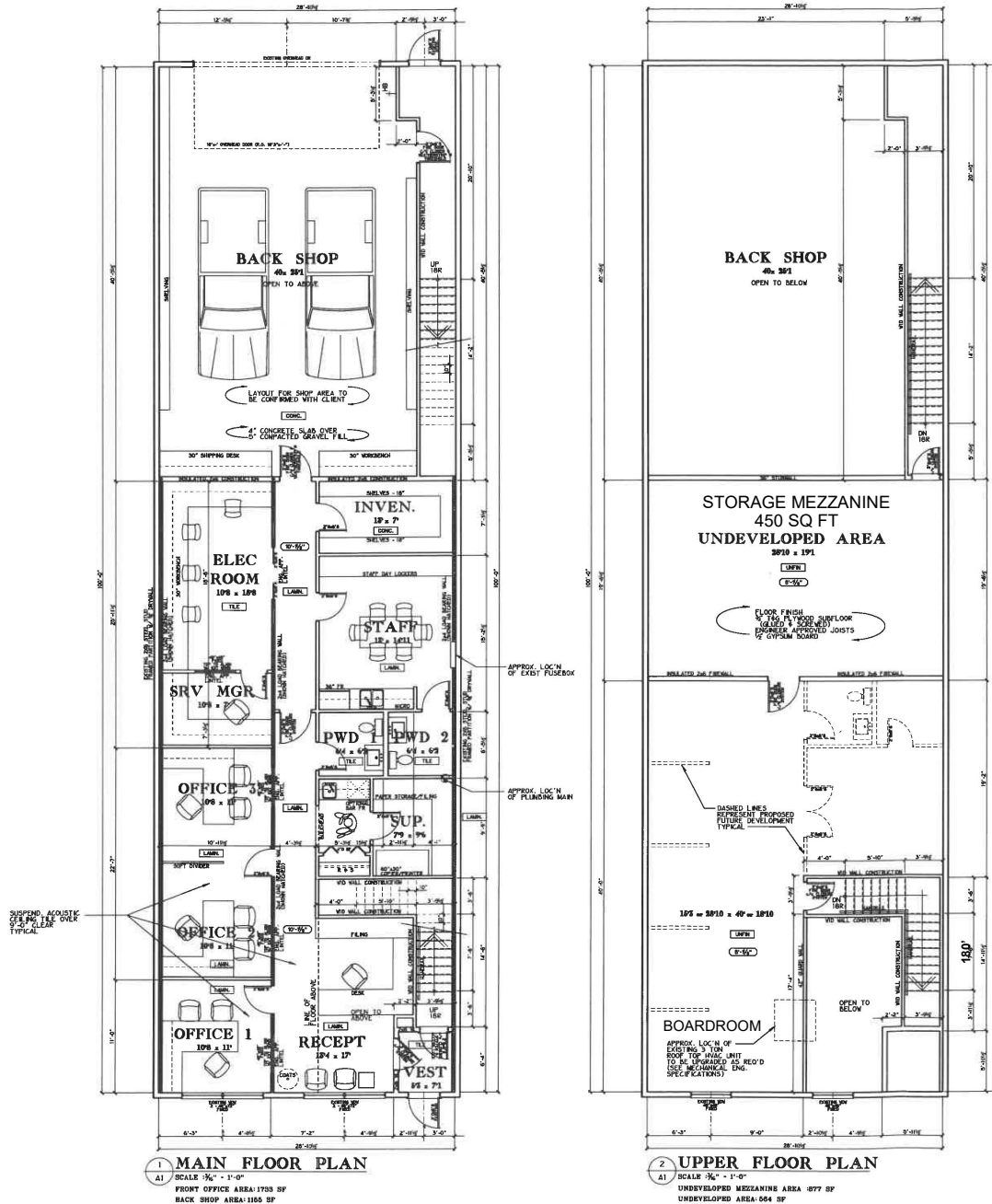
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THE SPACE



FLOOR PLAN

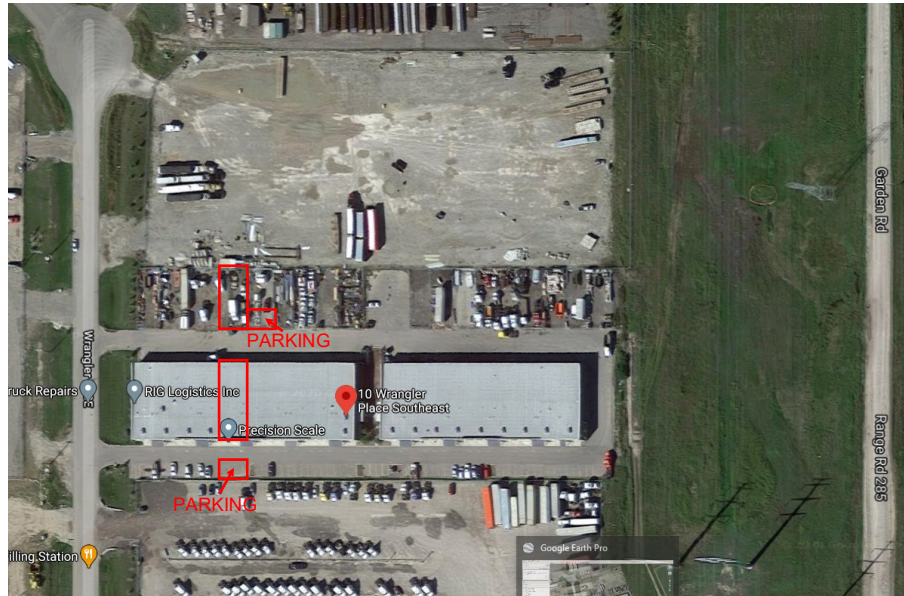


FLOOR PLAN NOT ACTUAL BUILDOUT IS SPACE

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LOCATOR MAPS



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