



14, 10 Wrangler Place  
Rural Rocky View County, Alberta

MLS # A2295445



**\$795,000**

Division:	NONE
Type:	Warehouse
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	3,000 sq.ft.
Zoning:	IG

Heating:	Overhead Heater(s), Forced Air, Natural Gas
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	N/A

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	0.07 Acre
Lot Feat:	-

Discover the perfect blend of office, warehouse, and secure outdoor storage. This 2,965 sq. ft. industrial bay is designed for high-functionality, featuring a rare 3,000 sq. ft. fully fenced storage yard and significant upside potential for additional office development or rental income. Open Warehouse: 1,585 sq. ft. of clear-span workspace. Loading: Oversized 12' x 16' drive-in door, ideal for larger vehicles and equipment; 200 Amp, 3-phase power to support manufacturing or heavy shop tools. Private, 3,000 sq. ft. fenced yard provides a secure solution for fleet parking or material storage. office area features a large, versatile reception area (easily used as open-concept office space), two private offices, a washroom, and two dedicated storage rooms. The "Value-Add" Mezzanine: A substantial 888 sq. ft. mezzanine, this space can be finished to create additional offices or potentially partitioned as a separate income-producing unit.