



**20, 34 Wrangler Place SE  
Calgary, Alberta**

**MLS # A2301833**

**\$13 per sq.ft.**



**Division:** Calgary

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,000 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** None

Excellent Industrial warehouse with office space in the SE Calgary. A move in ready space that is available for immediate occupancy. The bays is +/-3000 sf. and +/- 850 sf. in the Mezzanine with concrete flooring and ample parking space. Excellent access to Glenmore Tr., 84 St., and Stoney Tr., The asking rate is \$13/sf, operating cost is at \$5.45/sf., ceiling height approx. 22', power 225 amps, and some yard space with gated and lock entrance. Direction: Stoney Tr. to 84 St., turn left on 61 Ave.