



235133 Wrangler Drive SE | **FOR SALE**

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ClearView Commercial Realty Inc. | #205, 6223 2<sup>nd</sup> Street SE, Calgary, Alberta T2H 1J5

# Property Specifications

Building Type: Industrial Service Shop & Office

Asking Price: ~~\$4,850,000~~ \$4,325,000

Land Use: DC-76

Legal Description: Lot 5  
Block 1  
Plan 0414160

Lot Size: 3.52 Acres

Total Building: 5,920 SF

Shop: 4,800 SF

Main Floor Office: 1,120 SF

Power: 400 amps, 240 volt 3 phase (TBV)

Ceiling Height: 20' Clear

Loading: 4 Drive-in Doors (16' x 16')  
electric operated  
(2 Drive-through Bays)

Taxes: \$30,200 (TBV)

**Availability: 3 to 6 Month Possession (Negotiable)**

## Shop Features:

- Shop measures 80' x 60'
- Building wall to west fence ~65 feet
- Infrared Heating
- Full Make-up Air System
- Trench Drain & Sump

## Site Features:

- External 10 Ton Crane
- Gravelled, Compacted Yard
- Electric Operated Security Gate, Yard Fully Fenced



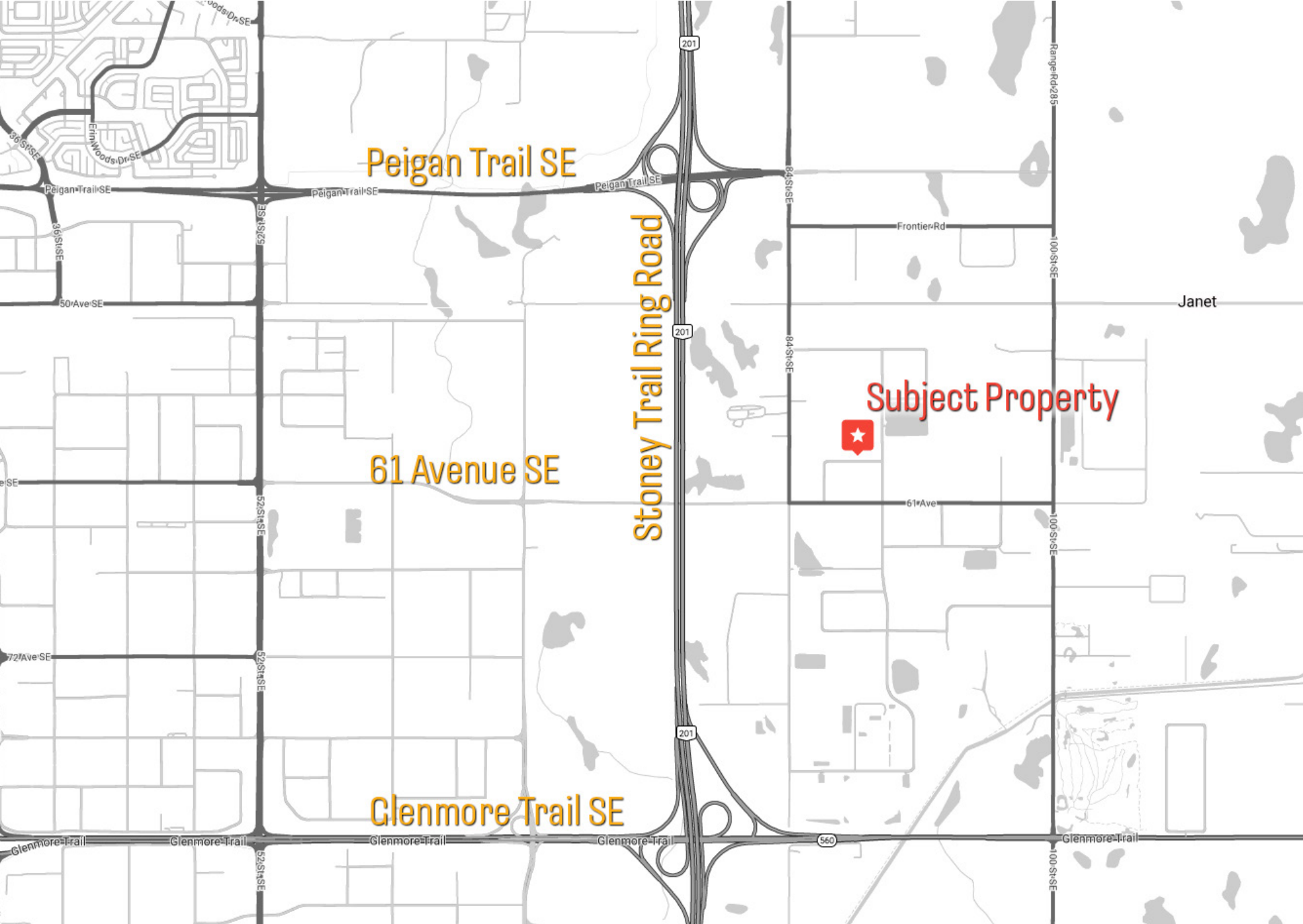
# Site Overview



# Interior Photos



# Location Map





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