



**FOR SALE | 3,808 SF INDUSTRIAL CONDO UNIT**

**BAY 12**

**34 WRANGLER PLACE SE**

**ROCKY VIEW COUNTY, AB**



**Lead Agents:**

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# PROPERTY DETAILS

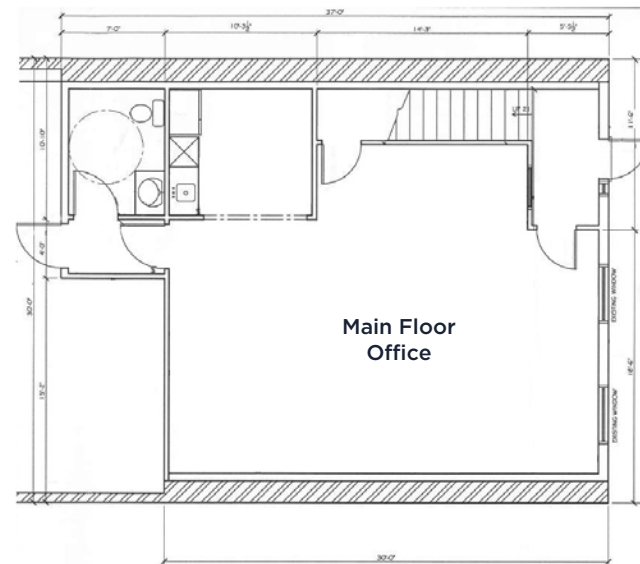
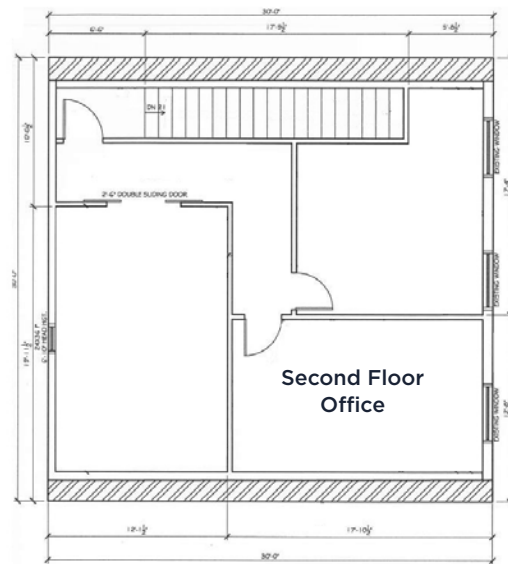
District:	Wrangler Business Park
Legal Description:	Condominium Plan 1712521, Unit 12
Zoning:	DC-76 (Direct Control)
Available Area:	± 3,808 sf
Office Area:	± 1,003 sf (main floor) ± 805 sf (second floor)
Warehouse Area:	± 2,000 sf
Loading:	1 (16' x 16') drive-in door (automatic)
Ceiling Height:	22' to 26' (TBV)
Power:	225A, 120/208V, 3 phase, 4 wire (TBV)
Year Built:	2018
Parking:	3 assigned stalls
Property Taxes (2024):	\$6,719.89
Condo Fees (2024):	\$476.80 per month (inclusive of water)
Asking Price:	\$825,000 (\$217 per SF)
Available:	February 1, 2025

## Highlights

- Extremely well-kept industrial condominium
- LED lighting throughout warehouse area
- 1 x radiant heating unit in warehouse area
- Skylights installed throughout warehouse area
- Additional plug-ins / conduit remaining in warehouse area
- 80' rear yard depth
- Sprinkler system throughout
- A/C system on both levels of office improvements
- Significant tax savings in Rocky View district

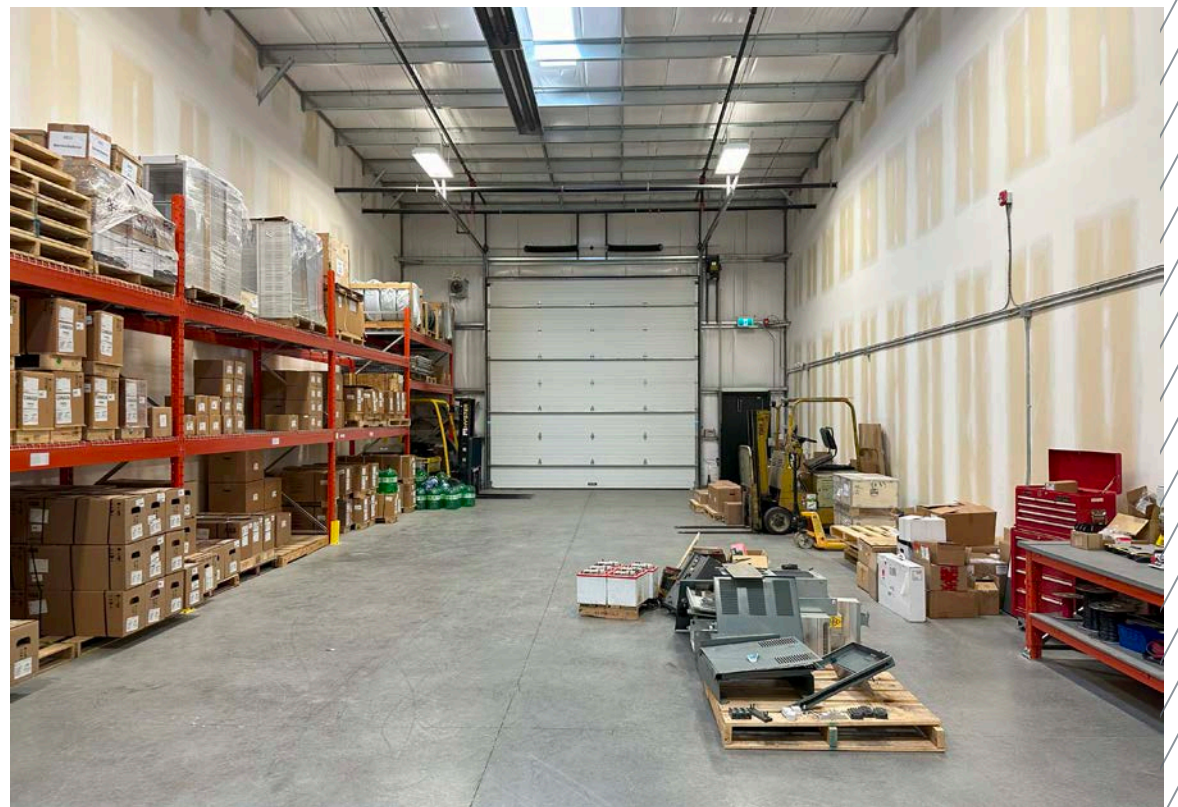


# FLOOR PLAN



\*Not to scale, not exactly as shown.







# LOCATION MAP



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