

FOR SALE OR LEASE

2 Acres of Graded, Graveled Yard

Stoney Trail

84th Street

61 Avenue

Range Road 285

SUBJECT PROPERTY

Wrangler Road

Glenmore Trail

243085 Wrangler Road, Rocky View County

Opportunity to lease land ideally suited for storage use that is in close proximity to industrial parks on the east side of the city.

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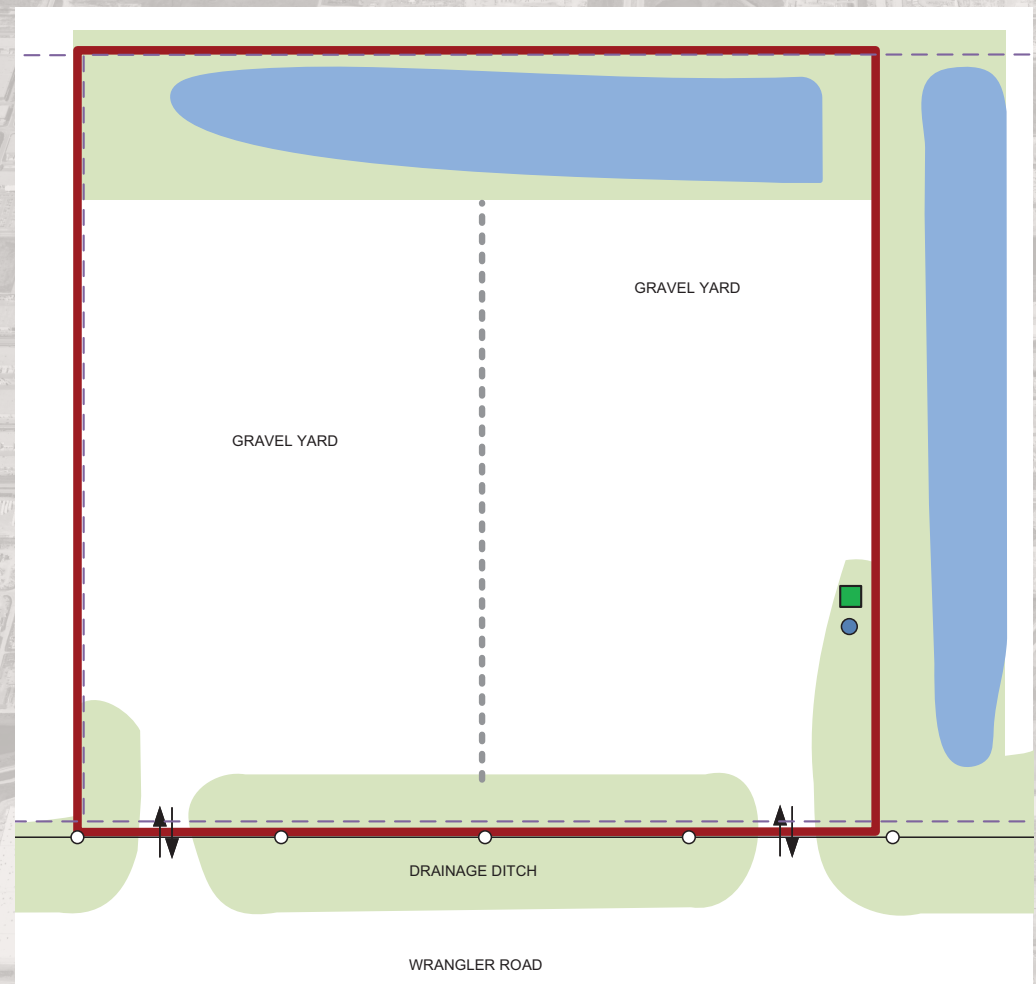
243085 WRANGLER ROAD

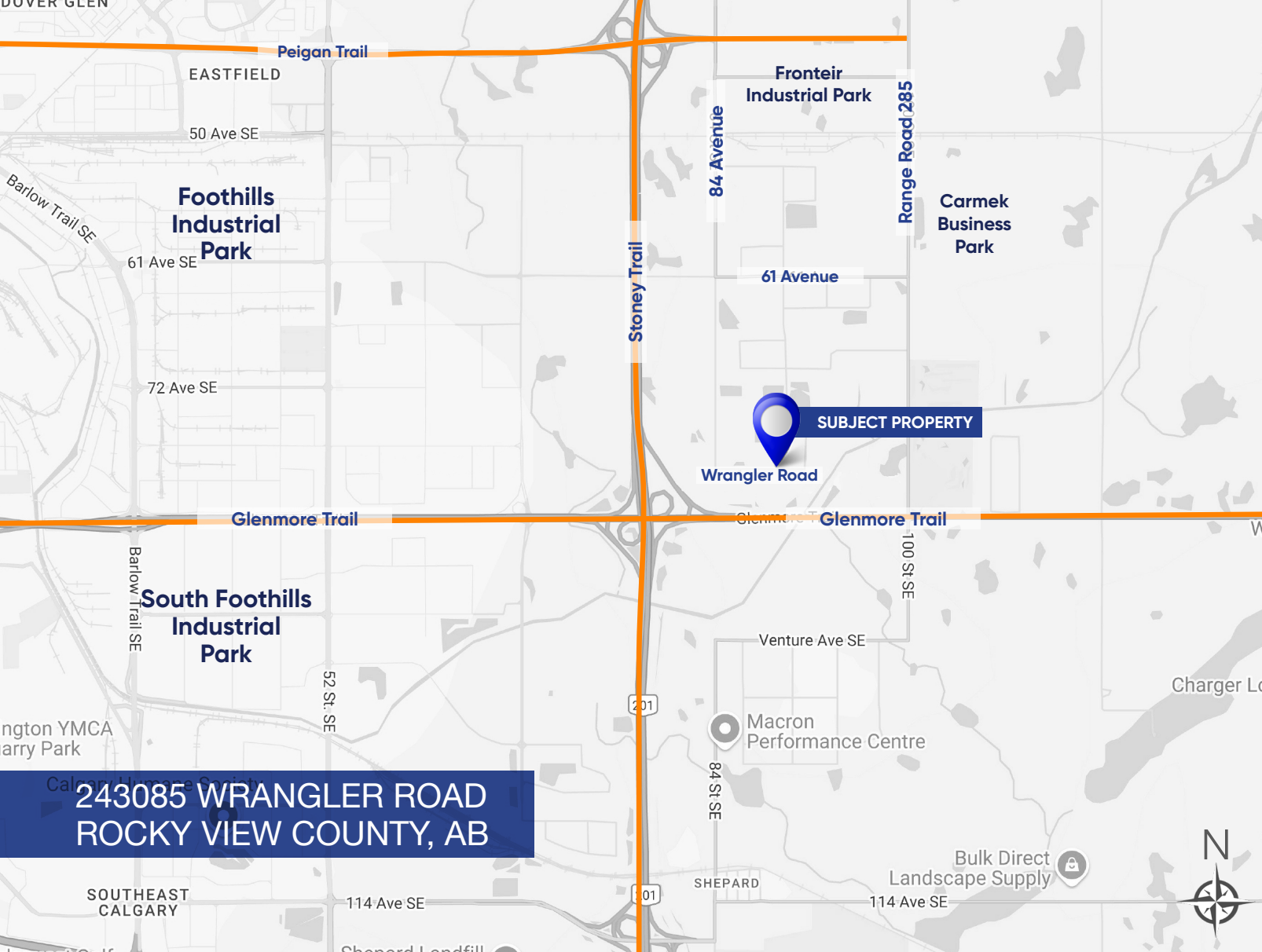
Property Profile

Site Size:	±2 acres Option to lease only 1 acre if preferred
Available:	Immediately
LeaseTerm:	3 years
Asking Rate:	\$4,500.00 gross, per month per acre
Sale Price:	Contact agent
Zoning:	C-LRDs h18 (Commercial, Local Rural District)
Services:	Electricity available
Yard:	Compact gravel
Fenced & Secure:	Yes
Lighting:	No

Property Highlights

- Graded and graveled yard ideal for companies requiring additional storage including paving, fencing, equipment and transportation companies.
- Easy access to the site directly off of Wrangler Road.
- 10 minute drive to Stoney Trail, Glenmore Trail via 84th Street or Range Road 285.
- Close proximity to Foothills and South Foothills Industrial Parks to the west in Calgary and Frontier Industrial Park and Carmek Business Park north east of the site.





Area Description

The site is conveniently located in Rocky View County to the east of the City of Calgary. Well located within several industrial parks and ideal for a variety of companies requiring additional off-site storage.

Rocky View County all around the city has been and continues to be a rapidly growing area for industrial development and growth. Easy access to major arteries makes the area attractive and convenient for several uses.

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