

FOR SALE



COMMERCIAL REAL ESTATE SERVICES

34 Wrangler Place SE, Unit 12, Rocky View County, AB 3,808 square feet Industrial Condo Unit



 Oversized
Loading Door

 Office Over
Two Floors

 RVC Tax
advantage

JORDAN LEBLANC, B.COMM
VICE PRESIDENT, PRINCIPAL
C: 403-660-5141
jleblanc@lee-associates.com

EMILY GOODMAN, B.COMM
VICE PRESIDENT, PRINCIPAL
C: 403-862-4348
egoodman@lee-associates.com

PROPERTY DETAILS

AVAILABLE AREA:

Office (main floor):	+/-1,003 sq. ft.
Office (second floor):	+/- 805 sq. ft.
Warehouse:	+/-2,000 sq. ft.
<hr/> Total:	<hr/> 3,808 sq. ft.

ASKING SALE PRICE:

\$925,000 (\$243 per sq. ft.)

CONDO FEES:

\$375 per month

PROPERTY TAXES:

Estimated at \$8,289.61 (for 2026)

AVAILABLE:

Immediately

YEAR BUILT:

2018

DISTRICT:

Wrangler Business Park

ZONING:

DC-76 (Direct Control)

CEILING HEIGHT:

22' to 26' (TBV)

ELECTRICAL:

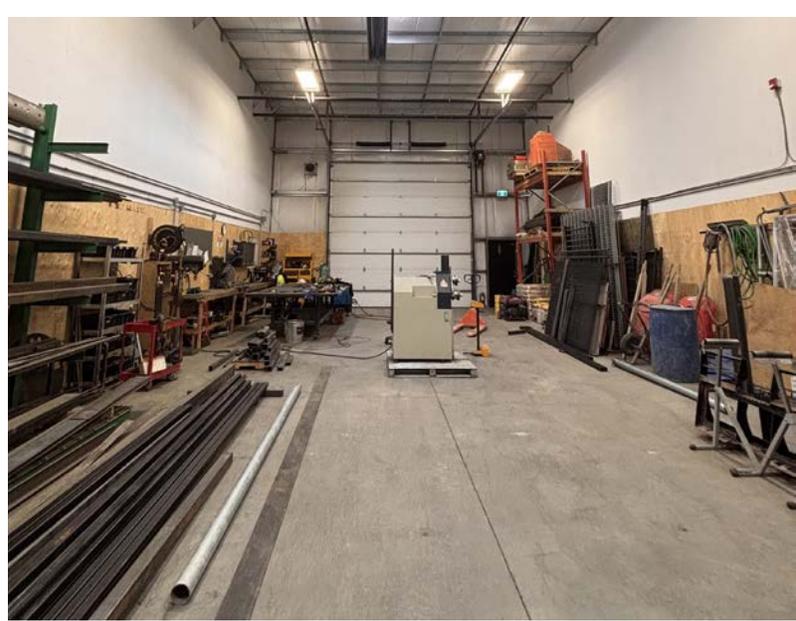
225 amps, 120/208 volts, 3 phase, 4 wire (TBV)

LOADING:

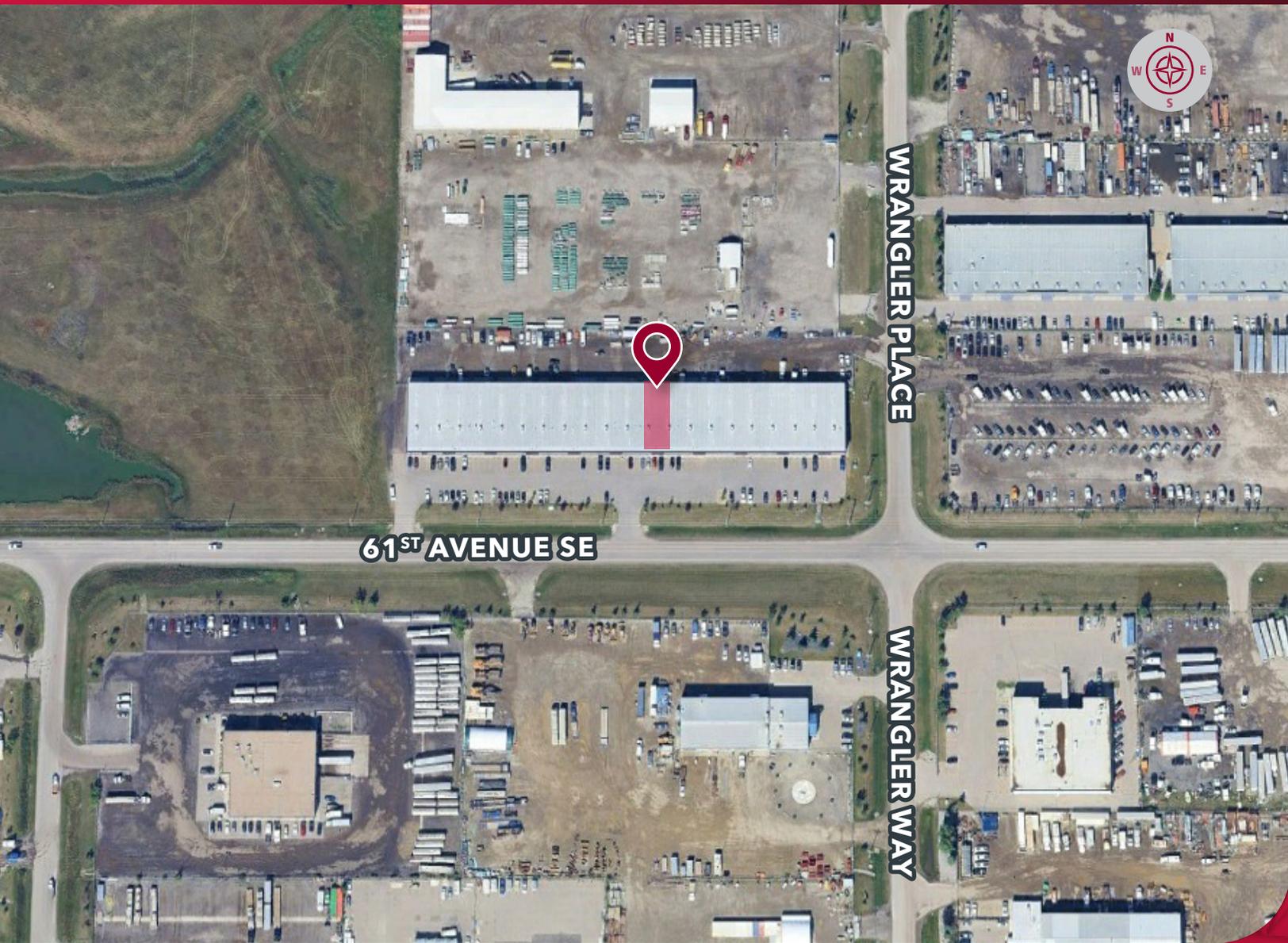
1 - 16' x 16' drive-in door (automatic)

COMMENTS:

- » Exceptionally well-maintained industrial condominium
- » Energy-efficient T5 lighting throughout warehouse
- » 1 x Radiant heater in warehouse area
- » Skylights providing abundant natural light
- » Additional electrical plug-ins and conduit installed
- » 80' rear yard depth for added flexibility
- » Fully sprinklered building
- » Air-conditioned office space on both levels
- » Significant property tax savings in Rocky View



LOCATION



CONTACT US



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