

Sale

235121 Wrangler Dr SE



Site: 5 acres

Building: 18,220 sq. ft.



Commercial Real Estate Services

Brad Stone
403-613-2898

brad@target-realty.com

Ralph Gibson
403-560-2057

ralph@target-realty.com

ABOUT

235121 Wrangler Dr SE

HIGHLIGHTS

- Fully secured, paved and compacted gravel site with proper drainage
- Excellent building for manufacturing/fabrication
- 2 gated access point to site
- Located in Patton Industrial Park
- Close proximity to Stoney Tr.SE, Glenmore Tr. SE and Highway #1
- Clear span warehouse suitable for cranes
- Zoning DC-76



PROPERTY INFORMATION

Building Size:	18,220 sq. ft.
Site Size:	5 acres
Loading:	3x drive in doors (24'x24') 1x drive-in door (16'x14') 4 x dock doors
Heating:	Inslab heating
Sump:	Yes
Ceiling Height:	26' clear
Power:	2x 200 amps @ 600 volts (TBV)

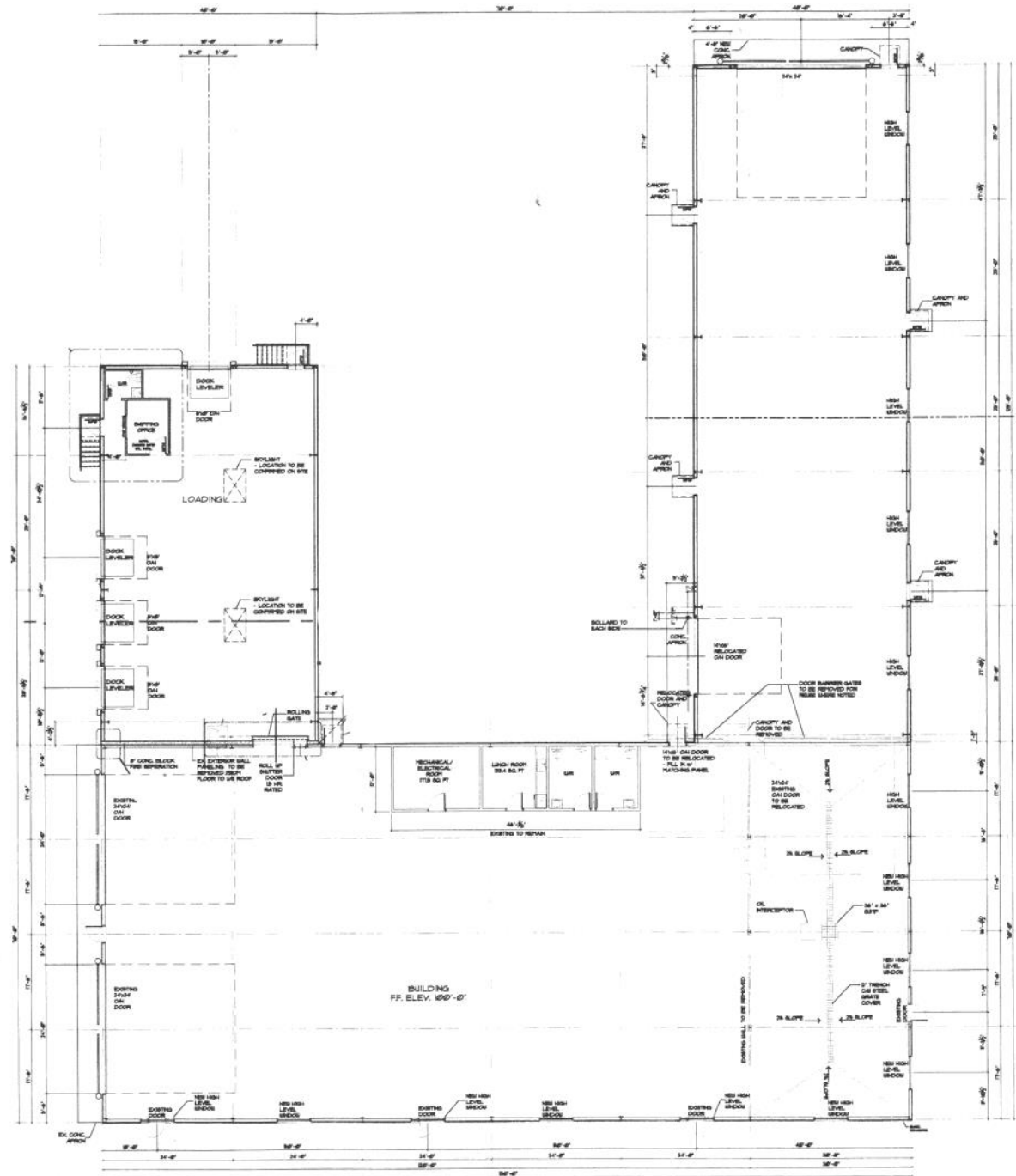
Legal: Plan 041283 Block 1 Lot 3

Taxes: \$66,447.00 (2019)

Asking Price: MARKET

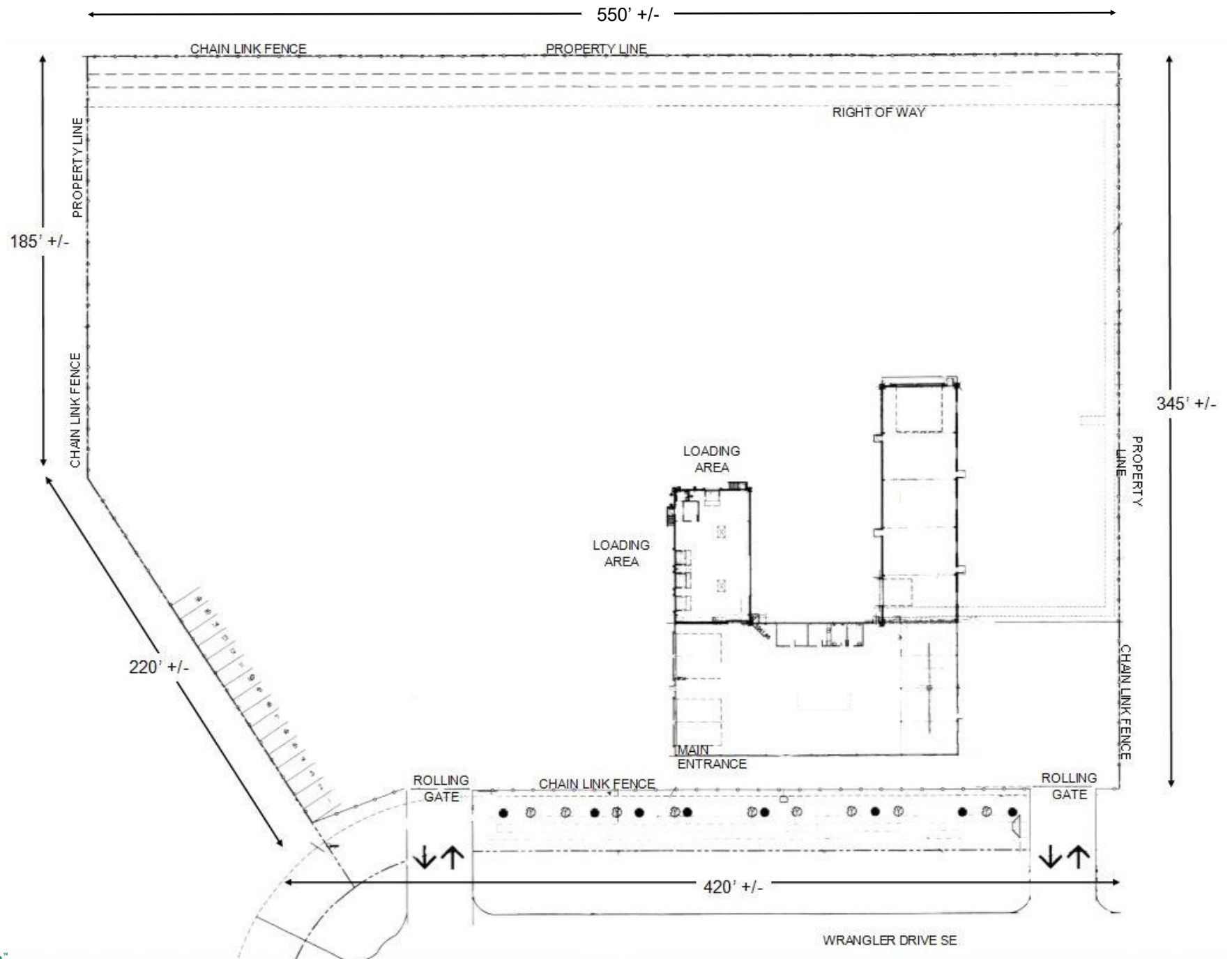
FLOOR PLAN

235121 Wrangler Dr SE

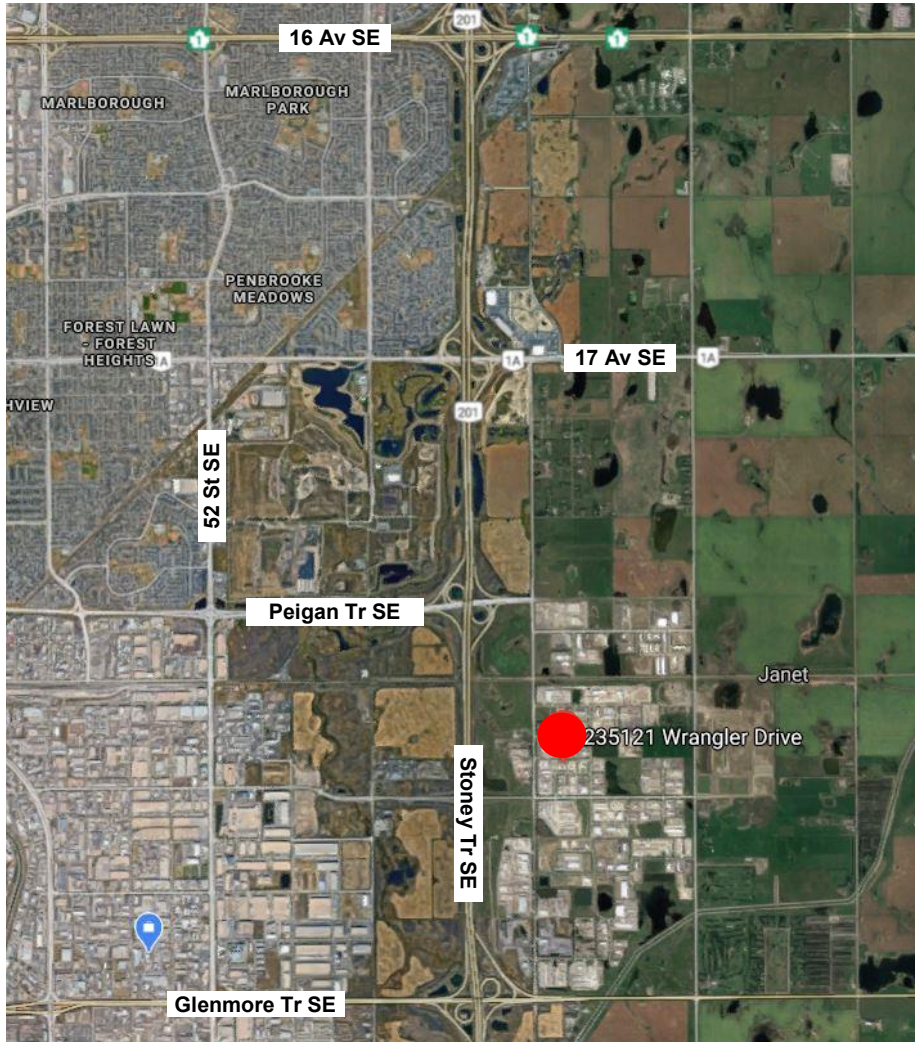


SITE PLAN

235121 Wrangler Dr SE

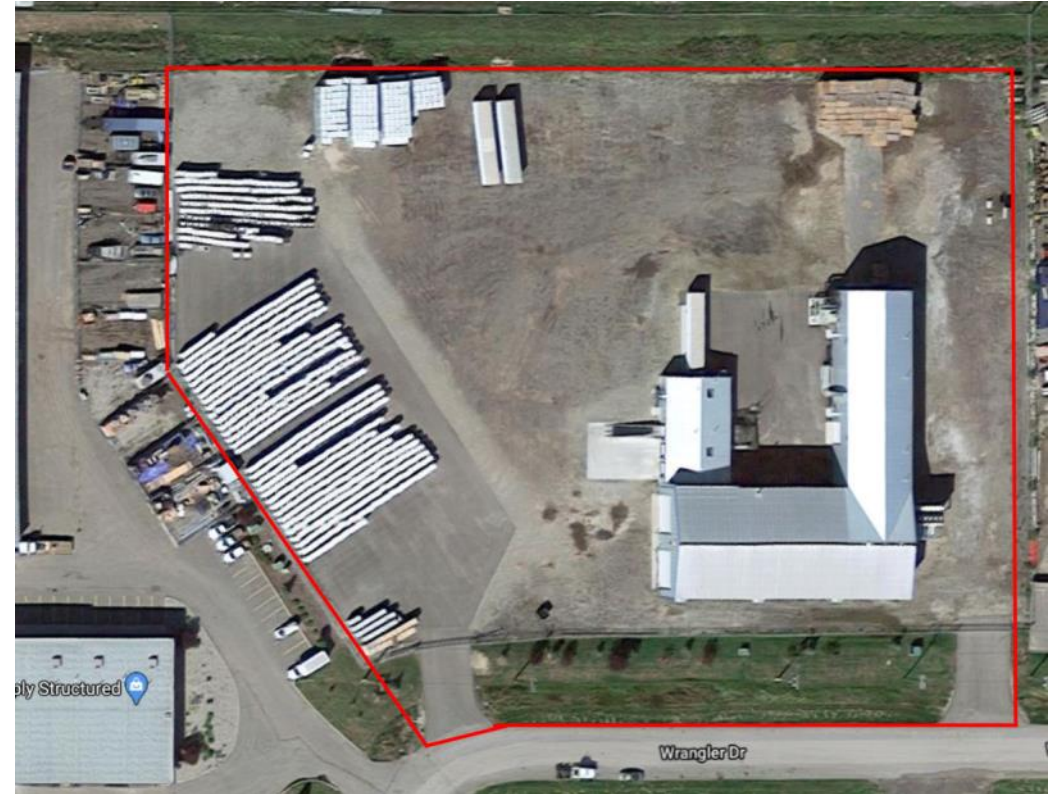


MAP



235121 Wrangler Dr SE

OVERVIEW



Commercial Real Estate Services

Brad Stone

403-613-2898

brad@target-realty.com

Ralph Gibson

403-560-2057

ralph@target-realty.com

#3, 7725 - 46 St SE, Calgary AB T2C 2Y5 tel. 403-253-3060 www.target-realty.com

DISCLAIMER: Each page of this information package is intended for the information purposes only and contains information obtained from other sources believed to be correct but which does not form part of any present or future contract. Target Realty Corp. assumes no responsibility for the degree of accuracy of such information contained herein. Prices or rates quoted do not include the Goods and Services Tax. This property is subject to change and/or withdrawal from the market without notice. FRG 02/20