



**SOLD - Units 13 and 14, 235105 Wrangler Drive S.E**  
**Rocky View County, AB T2P 2G6**

- Industrial District: Wrangler Industrial Park
- Area: 6,757 sq. ft. +/-
- Warehouse: 4,390 sq. ft +/-
- Main Floor Office: 1,354 sq. ft.
- 2nd Floor Office: 1,013 sq. ft. +/-
- Mezz. Storage: 289 sq. ft. +/-
- Land Use: DC-76
- HVAC: Rooftop heating and cooling for the office area
- Radiant Heating in the warehouse
- Ceiling Height: 20 Feet +/-
- Loading: 2 drive-in loading doors at 14 ft. x 14 ft. each
- Timing of Availability: Immediate – vacant now
- Property Taxes (2024): Bay 13 - \$6,872.57 (2025)  
Bay 14: \$7,125.74 (2025)  
Total: \$13,998.31



Tyler Realty Corp. Ltd

201, 6628 Crowchild Trail SW Calgary, AB T3E 5R8

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# Executive Summary



## OFFERING SUMMARY

<b>Sale Price:</b>	\$1,449,000 \$214/SF
<b>Area:</b>	6,757 SF +/-
<b>Land Use:</b>	DC-76
<b>Warehouse:</b>	4,390 SF +/-
<b>Main Floor Office:</b>	1,354 SF +/-
<b>2nd Floor Office:</b>	1,013 SF +/-
<b>Mezz. Storage:</b>	289 SF +/-

## PROPERTY OVERVIEW

Double unit, giving you 60 feet of bay width  
Lower Property Tax base in Rocky View County  
Convenient access just off 84 Street and 61 Avenue SE  
Quick and easy accessibility to the Stoney Trail freeway.  
FENCED AND DEDICATED outside storage unit – 3,000 sq. ft. +/-  
TWO TITLES – Units to be sold as a package.

## PROPERTY HIGHLIGHTS

- Legal: Condominium Plan 0711817, Units 9 and 10
- Electrical: 200 amps. (100 amps. per bay)
- Property Taxes (2024): Bay 13 - \$6,872.57 (2025)  
Bay 14: \$7,125.74 (2025)  
Total: \$13,998.31
- Condo Fees: Unit 13: \$706.41 per month  
Unit 14: \$706.41 per month
- Washrooms: On both levels, including oversized shop washroom on the main level



**Dan Shute**

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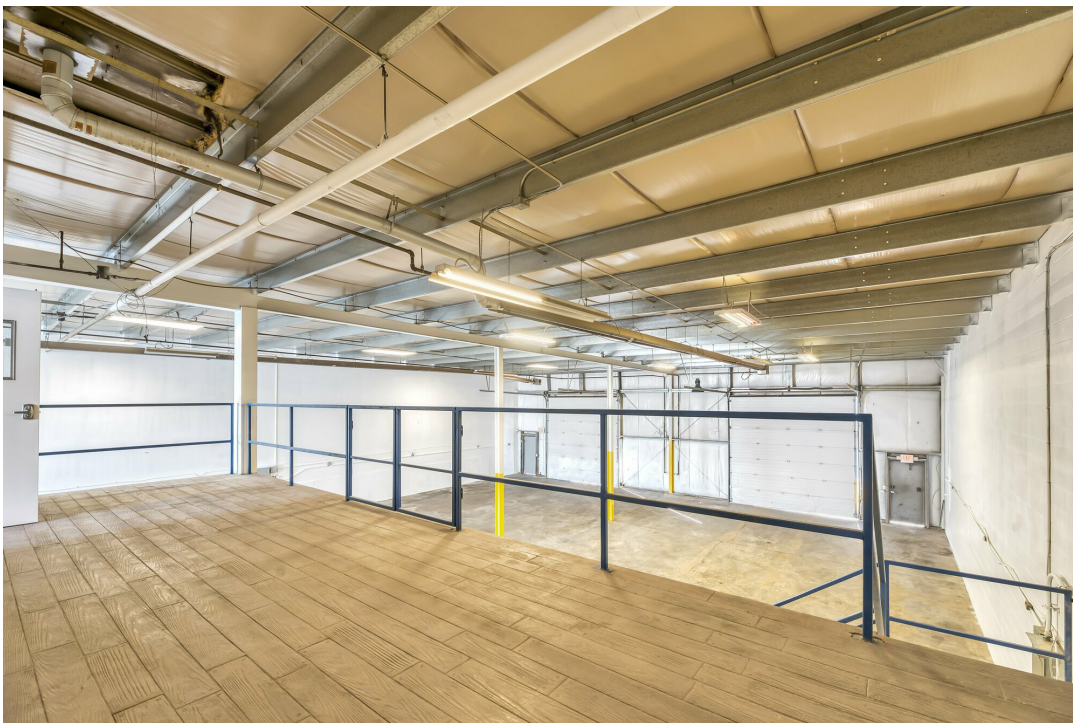
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General Disclaimer

The information has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt the accuracy, however we are unable to guarantee it. All quoted prices and/or rates do not include the Goods and Services Tax. (All properties subject to change and/or withdrawal without notice).

# Additional Photos



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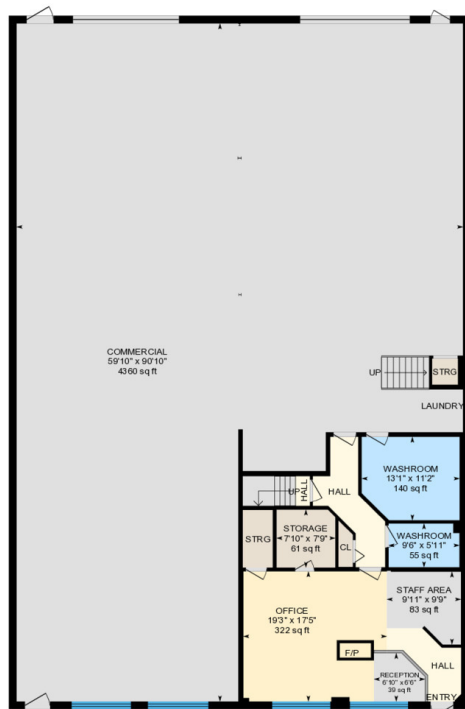
# Additional Photos



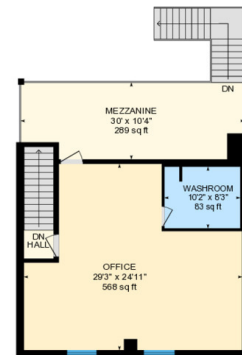
# Additional Photos

## 235105 Wrangler Dr, Calgary, AB

Main Building: Total Exterior Area Above Grade 7046.26 sq ft



**Main Floor**  
Exterior Area 5744.27 sq ft



**2nd Floor**  
Exterior Area 1301.99 sq ft

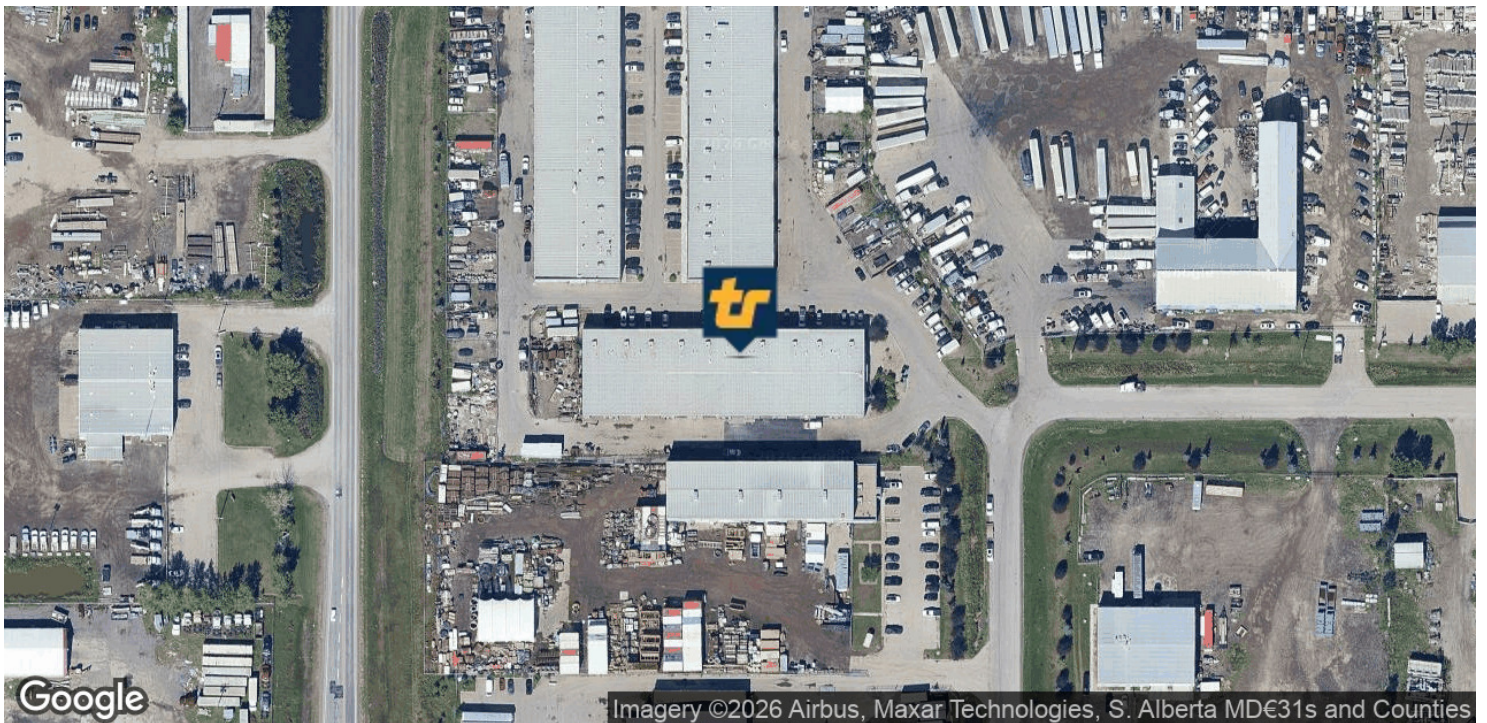


PREPARED: 2025/04/04

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



# Location Map



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