



235105 Wrangler Drive SE, Janet, Alberta - \$1,449,000



Main Photo

Property Description

NEW PRICE!!! Discover this owner-user light industrial opportunity available now! Enjoy the lower property tax advantage of Rocky View County. The property includes a dedicated, fenced yard storage unit. The double warehouse unit provides for convenient width of 60 ft. +/- . Two large drive-in loading doors of 14 ft. x 14 ft. each! Warehouse area of 4,390 sq. ft. The built-out office area over two floors includes reception, office areas, a total of three washrooms (including a very convenient shop washroom with lots of room), kitchen, storage, server room and more. Office space is fully air-conditioned on both levels and a gas fireplace is included. Warehouse ceiling height of 20 feet +/- . Available now! Also included included is another 289 sq. ft. of open mezzanine storage -- this is bonus area as it is extra to the 6,757 unit total listed. NOTE: Municipal unit 13 (Linc. 0032350259) is legal unit 9 and municipal unit 14 is legal unit 10 (Linc. 0032350266).

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