

# \$1,550,000 - 235105 Wrangler Drive Se, Janet

MLS® #A2211540

**\$1,550,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Janet, Alberta

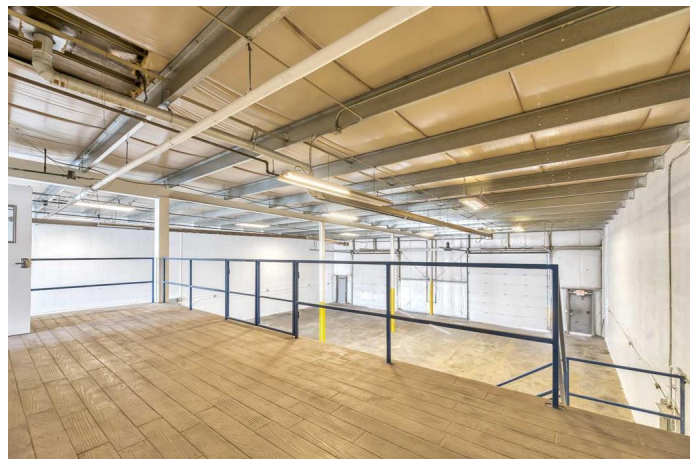
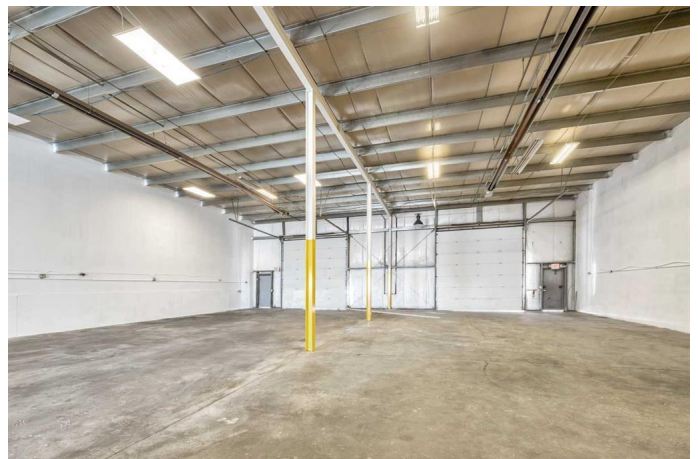
Discover this owner-user light industrial opportunity available now! Enjoy the lower property tax advantage of Rocky View County.

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).

Built in 2007

## Essential Information

MLS® #	A2211540
Price	\$1,550,000
Bathrooms	0.00
Acres	0.00
Year Built	2007
Type	Commercial



Sub-Type	Industrial
Status	Active

### Community Information

Address	235105 Wrangler Drive Se
Subdivision	NONE
City	Janet
County	Rocky View County
Province	Alberta
Postal Code	T1X 0K3

### Interior

Heating	Forced Air, Radiant
---------	---------------------

### Additional Information

Date Listed	April 11th, 2025
Days on Market	6
Zoning	DC-76

### Listing Details

Listing Office	Tyler Realty Corp. Ltd.
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.