



FOR SALE

234242 Wrangler Road
MD Rockyview

Contact

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Development Site with Short Term Income
4.99 acres

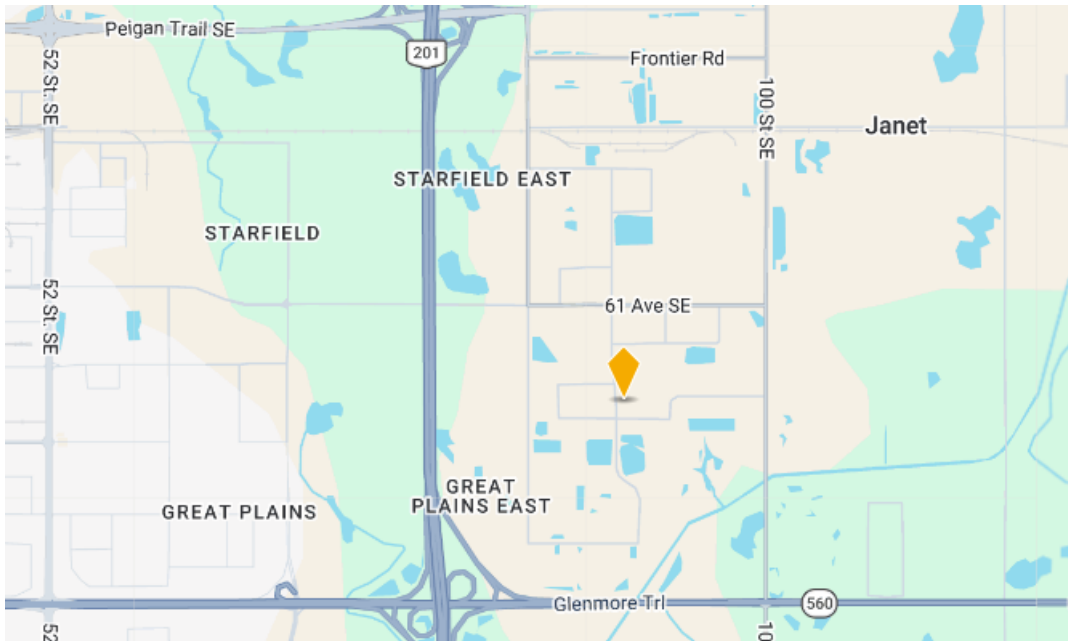
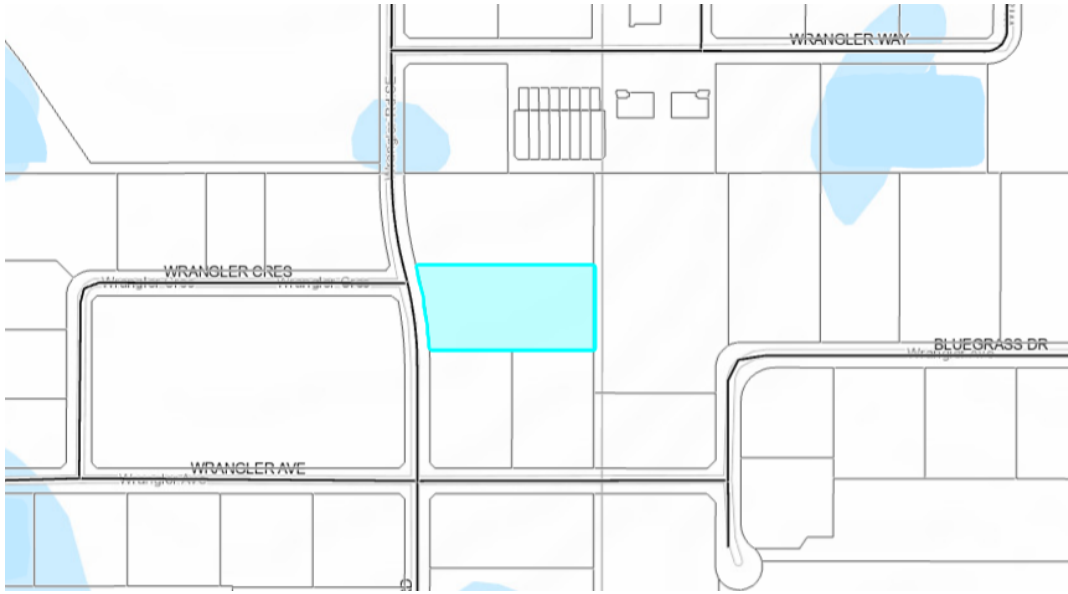
PROPERTY DETAILS

FEATURES and FINANCIAL

Address:	234242 Wrangler Road, Rocky View County, AB
Legal Address:	Plan 1013129, Block 5, Lot 2
Zoning:	C-LRDs H18
Site Size:	4.99 acres +/-
Yard:	Site is stripped and graded, dewatered, completed with 8 inches of 75mm recycled concrete and 2 inches of 20mm recycled asphalt/concrete . Fully secured and lit. 28' double cantilever electric gate.
Servicing:	Partially Serviced with gas and electricity. Buyer to provide transformer.
Building:	5,700 s.f. (60'x95') pole frame building complete with hanger door (38'x18'), 18' x 16' and 16' x 16' electric drive-in doors, radiant heat, HRV unit, LED lighting, 200-amp power. Heavy duty slab is 8" of 75mm concrete with 15m rebar. Building can be relocated.
Leases:	2 leases with gross rental income of \$13,380.00 per month. Lease 1 expires Aug 2027 and lease 2 expires June 2027.
Lot Owner Fees:	TBC
Taxes:	\$ 38,969.81 (2026)
Sale Price:	\$5,499,000.00



PROPERTY LOCATION



Roman Real Estate (2009) Ltd. have obtained this information from sources deemed reliable and while thought to be correct, have not been verified. We do not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

FUTURE DEVELOPMENT POTENTIAL

IDEAL FOR TRUCK SERVICE OR MANUFACTURING

This 4.99 acre industrial site offers a rare combination of ready-to-use yard space and future development potential in a high-demand Calgary corridor. The property is fully improved with pit run and recycled asphalt, providing a durable, all-weather surface ideal for equipment storage, fleet operations, or service-based users. A versatile 5,700 SF powered storage building (which can be utilized in place or relocated which adds functional flexibility for a wide range of industrial requirements). Short-term tenants currently onsite generate interim holding income, making the property attractive for both owner-users and investors planning phased development. With excellent access via Stoney Trail and 61 Avenue SE, the site delivers strong connectivity to major transportation routes and regional logistics networks. This is an exceptional opportunity for companies needing substantial yard area, contractors, service firms, or users seeking a strategic land position with upside.

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