



# FOR SALE

## Limited Service Industrial Lot

**Address** 22 Wrangler Place  
Patton Industrial Centre

**Legal** Lot 9, Block 2, Plan 0614755

**Land Size** 6.79 acres

**Price** \$2,100,000

**Zoning** DC 76

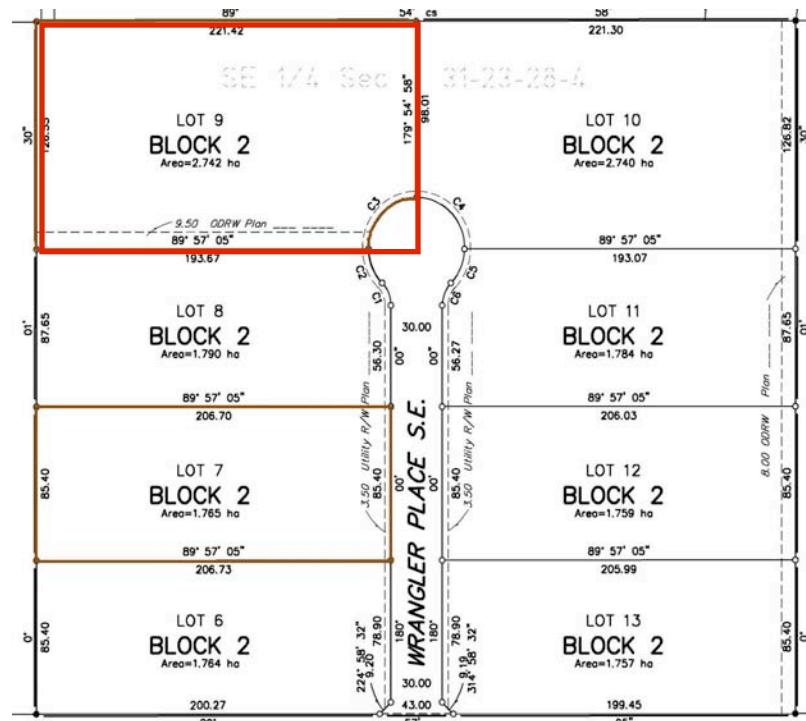
**Details** Lot is completed to finished rough grade.

Area has community storm water management, no retention pond is required on site.

Up to 30% site coverage.

All shallow services are provided to the property line. There is a pressurized water system/fire hydrants for the area.

Excellent access to future East Freeway at Peigan Trail or Glenmore Trail via recently upgraded Garden Road.



Terry Brooke, Associate Broker  
 Phone: 403 714 4425  
 Email: tbrooke@shaw.ca



CIR Realty  
 168 8060 Silver Springs Blvd. NW  
 Calgary, AB T3B 5L1

This information has been obtained from sources deemed reliable. All information is subject to change including price, errors, omissions, withdrawal, notice or any other condition with no warranty given to the accuracy.