



**Roman**  
Real Estate Services

*Spacemakers*

#165, 6223 – 2<sup>nd</sup> Street SE  
Calgary, Alberta, T2H 1J5  
Phone: (403) 228-6015  
Fax: (403) 228-6025

# For Sale/Lease

## Patton Gateway Business Centre

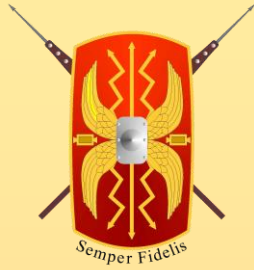


**285005 Wrangler Way**

- Class A Office Industrial Premises with dedicated parking
- Duplex Condo
- Dock and Drive In Loading
- Located in Patton Industrial Park
- Turn key available
- 53' trailer circulation
- High end improvements & quality construction
- Fully paved site
- Well defined Condo By-laws
- Professional management
- Modern configuration and loading

**For more information contact  
Roman Real Estate Services  
at (403) 228-6015**

The information has been obtained from the owner or from sources deemed reliable. We have no reason to doubt the accuracy, however Roman Real Estate (2009) Ltd. and its Agents are unable to guarantee it. All properties subject to change and/or withdrawal without notice. Prices exclude the GST.



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## PROPERTY DETAILS

Office	1,208 sf
Mezzanine	1,208 sf
Warehouse	<u>7,091 sf</u>
Total	9,507 sf
Loading	1 – 14' x 14' Drive In 1 – 8' x 10' Dock Level – with lamp and leveler
Ceiling Height	24' clear
Power	400 amp 120/208 Volt TBV
HVAC	1 – 4 ton unit
Warehouse heating	Abundant tube infrared heating
Water and Septic	5,000 gallon pump out septic cistern 3,500 gallon fresh water cistern 3,500 gallon rain water cistern
Roof	R20 insulated TPO membrane roof with manufacturing 20 year warranty
Building	Pre finished metal thermal panels. R-20 insulated.
Site	Fully paved, fenced and secure.
Floor	6" reinforced concrete
Mezzanine	2 ½" concrete with 100lbs/sf live load

## FINANCIAL

Purchase Price	\$1,700,000.00
Leasing Ask Rate	\$10.00 psf Tenant Improvement allowance for office negotiable
Operating Costs	Estimated \$2.25 p.s.f. TBV
Available	Vacant

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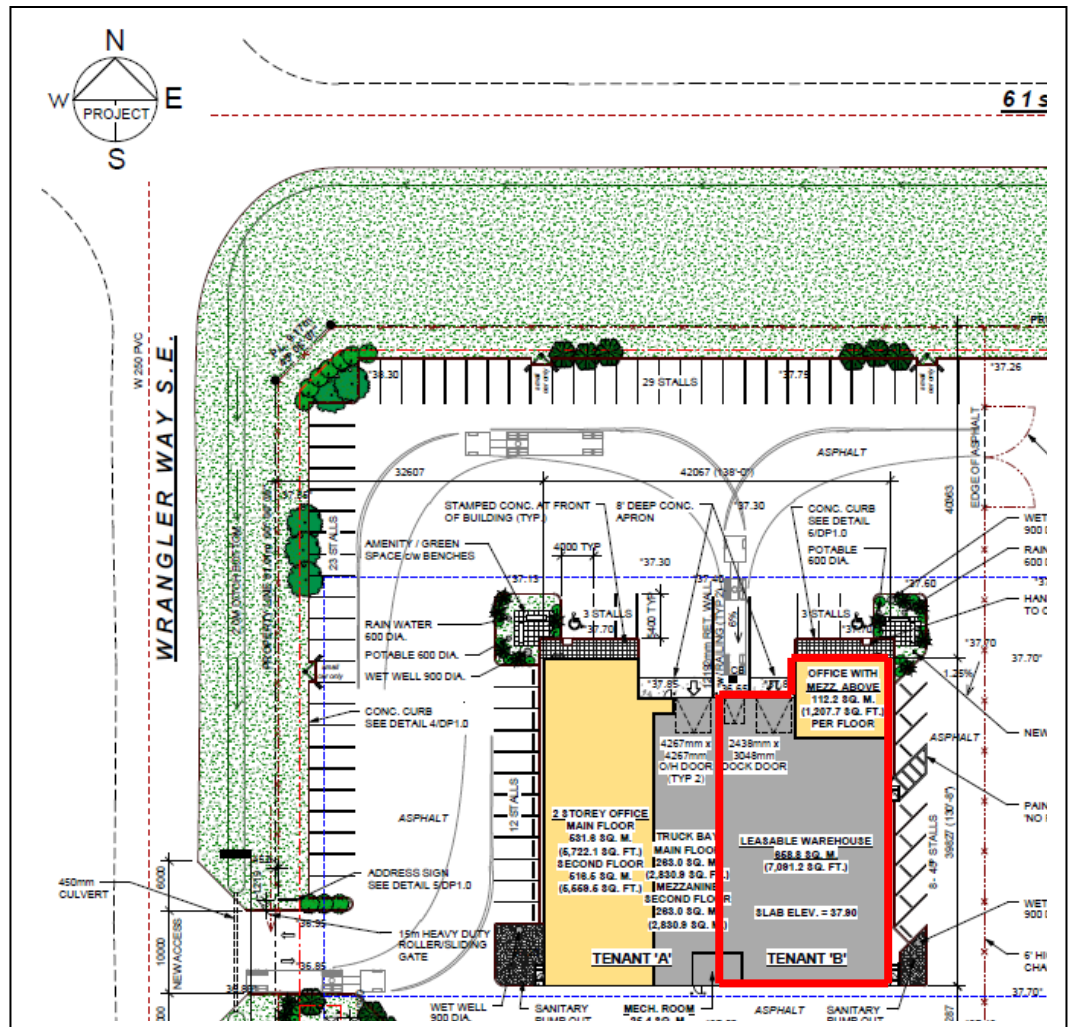
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## BUYER / TENANT OFFICE FIT OUT

All office and warehouse bays are sold/leased unfinished. Pending the Purchasers/Tenant's requirements the improvements can be provided through Spacemakers Construction Services Inc. Please call for more details.

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## SITE PLAN



**FINANCING AVAILABLE THROUGH – CALL FOR DETAILS**



Contact: Harold Fast: 403-292-4948

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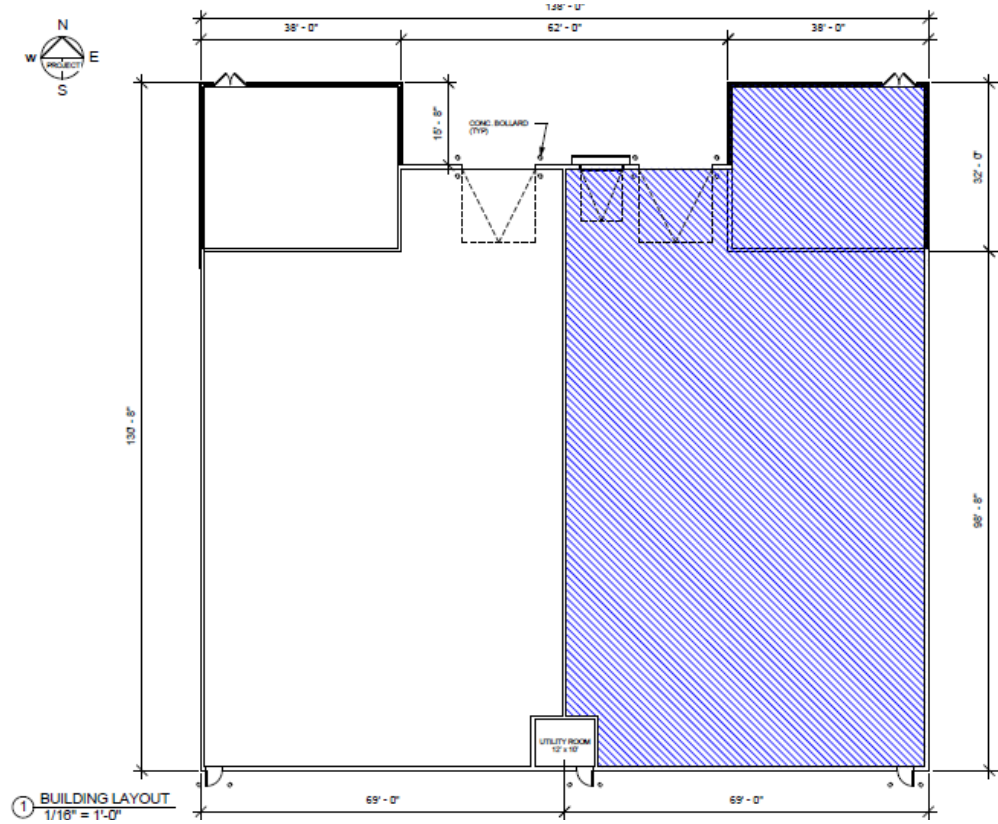
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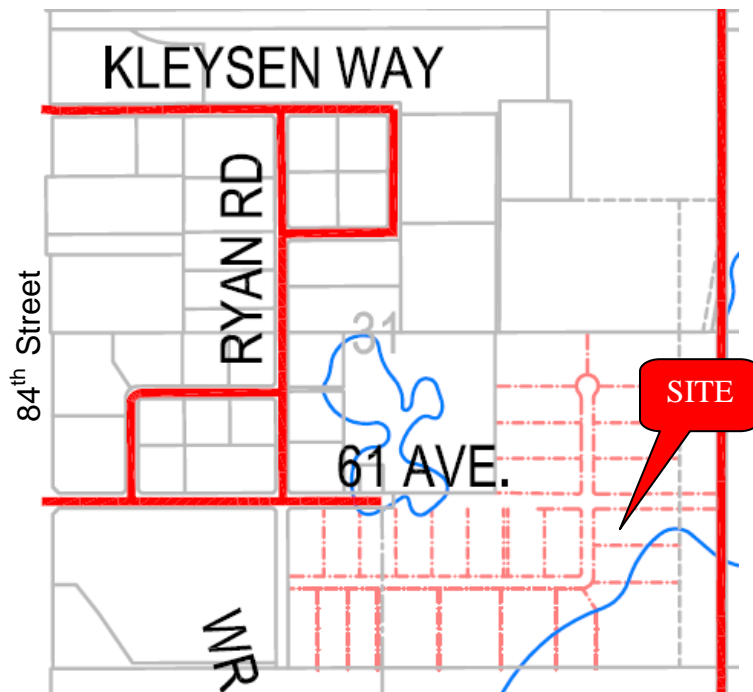
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## FLOOR PLAN



## LOCATION MAP



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