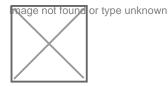


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 3001 23 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Didsbury, Alberta

Listing ID: 29467

MLS ID: A2182728

\$2,800,000



A RIA MAVRIKOS

**403) 875-0886** 

□ RE/MAX Key

**587-316-2000** 

3001 23 Street , Didsbury , Alberta T0M 0W0

**Transaction Type** 

For Sale

Title

Fee Simple

**Days On Market** 

225

Zoning

I-2

Subdivision

NONE

**Building Type** 

Warehouse

Year Built

2014

Structure Type

Industrial

**Property Type** Commercial

**Property Sub Type** 

Industrial

Building Area (Sq. Ft.)

7200.00

Building Area (Sq. M.)

668.90

Lot Size (Sq. Ft.)

542322

Lot Size (Acres)

12.45

**Commercial Amenities** 

Compacted Yard, Cranes, Outside

Storage, Rail Siding

Inclusions

anything that is not related to the

tenant's business

Restrictions

Call Lister

Reports

Aerial Photos, Appraisal, Environmental

Phase 1, Formal Lease, Title

Discover an exceptional investment opportunity in Didsbury, Alberta! Nestled on 12.45 acres of prime industrial land, this property boasts a range of versatile structures and is 100% leased on a 5-year term. Highlights include: • The Seller is open to accepting an offer on half of the property, depending on the Buyer's interests. • A spacious steel-framed welding shop with a remarkable 35' clear span, a 15-ton crane and a 10-ton crane. 1,837 SF of office space complete with a finished basement for added functionality. Multiple other buildings on site for storage or industrial uses. • Phase 2 Environmental report available. • Potential to install Rail Spur

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