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3001 23 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Didsbury, Alberta



Listing ID:
29467


MLS ID:
A2182728

\$2,575,000



 **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

366

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.)

518799

Lot Size (Acres)

11.91

Commercial AmenitiesCompacted Yard,Cranes,Outside
Storage,Rail Siding**Inclusions**anything that is not related to the
tenant's business**Restrictions**

Call Lister

ReportsAerial 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. There is plenty of land and buildings for an owner user while the tenant is still in operations. Highlights include: • 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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