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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

**\$2,800,000**



 **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**

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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