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1209 20 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Didsbury, Alberta



Listing ID:
30422


MLS ID:
A2216213

\$429,900



 **ROD NEUFELD**
 (403) 335-2222

 Front Porch Realty
 403-335-2222

 1209 20 Street , Didsbury , Alberta T0M 0W0

Transaction Type For Sale	Days On Market 3	Zoning DC-Ind
Subdivision NONE	Building Type See Remarks	Year Built 1982
Structure Type Warehouse	Property Type Commercial	Property Sub Type Warehouse
Legal Plan 2484JK	Building Area (Sq. Ft.) 5760.00	Building Area (Sq. M.) 535.12
Inclusions None	Restrictions None Known	Reports RPR

Calling all you commercial/industrial entrepreneurs. A great opportunity has just come your way with this large piece of dirt and is also home to a 48' x 120' shop/cold storage facility. Approximately 48' x 60' of the building is heated with in-floor heating and the balance is cold storage with a gravel floor. The cold storage section is completely insulated and lined with metal. There are 2 large older sliding doors on the cold storage side. The seller has roughed in the wiring for an auto door opener, if you were to install a new door. The heated portion of the shop has 2, 18' wide x 12'4" high insulated sectional doors. There is a separate parts room, mezzanine and a 2 piece bathroom. The boiler and hot water tank were replaced in 2022. The land use zoning is Direct Control - Industrial which requires any proposed development or business ventures, needs town approval.

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