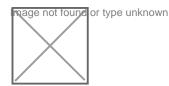


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 1209 20 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Didsbury, Alberta

Listing ID: 30422

MLS ID: A2216213

\$429,900



 $\stackrel{\triangle}{=}$  ROD NEUFELD

**403)** 335-2222

Front Porch Realty

**403-335-2222** 

1209 20 Street , Didsbury , Alberta T0M 0W0

Transaction TypeDays On MarketZoningFor Sale3DC-Ind

SubdivisionBuilding TypeYear BuiltNONESee Remarks1982

Structure Type Property Type Property Sub Type
Warehouse Commercial Warehouse

Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.)

2484JK 5760.00 535.12

InclusionsRestrictionsReportsNoneNone KnownRPR

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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