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207 11 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Nobleford, Alberta



Listing ID:
30518

MLS ID:
A2219640

\$1,675,000



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 207 11 Street , Nobleford , Alberta T0L 1S0

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| Transaction Type For Sale | Title Fee Simple | Days On Market 126 |
| Zoning Commercial/Industrial (CI) | Subdivision NONE | Nearest Town Nobleford |
| Building Type Free-Standing | Year Built 1979 | Structure Type Industrial |
| Property Type Commercial | Property Sub Type Industrial | Legal Plan 7710151 |
| Office (Sq. Ft.) 1446.0000 | Building Area (Sq. Ft.) 17351.00 | Building Area (Sq. M.) 1611.95 |
| Lot Size (Sq. Ft.) 74923 | Lot Size (Acres) 1.72 | Electric Three Phase,600 Amp Service |
| Inclusions None. | Restrictions See Remarks | Reports RPR with Compliance,Title |

Industrial stand-alone options are a rare find, particularly with this range of desirable features for modern industrial occupants. This single-user site includes ample usable yard space, six cranes (2x one-tonne, 2x two-tonne & 2x five-tonne), 16'-40' ceiling heights (crane hook height of 22'), four overhead doors (North: 14'x14,' South: 14'x16' and 16'x16,' East: 20'x20'), and 600-amp, three-phase, 600-volt electrical service. The building features a bright reception area, a staff washroom, and a breakroom on the main floor, along with six private offices and two additional washrooms on the second floor. The site prioritizes functional space, with multiple designated areas and large open-concept shop. Adaptable to your unique business needs, this Nobleford property presents a great opportunity to own your property and reduce expenses. Location Description This property is centrally located in the Town of Nobleford with direct access to Highway 3 via Highway 23. Just a 20 minute drive (35 km) from the City of Lethbridge, this property offers an excellent opportunity to become an owner-user and lower your operating costs with lower taxes and expenses. This can significantly enhance your profitability over time. As your business grows, this site offers the flexibility to scale your operations without the high costs associated with larger urban areas. This strategic move not only positions your business for long-term success but also strengthens your ties with the community. Property Highlights - 600-amp, three-phase, 600-volt service - Large 1.72-acre yard - 3 x one tonne & 3 x two tonne cranes - Four OHD from 14' to 20' - Six offices and reception area

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