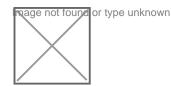


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

32580 RANGE ROAD 11 FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Rural Mountain View County, Alberta

Listing ID:

30748

MLS ID: A2222559

\$3,950,000



A MIKE GAIT

(403) 302-9101

□ Century 21 Maximum

3 587-272-0221

M

32580 RANGE ROAD 11 , Rural Mountain View County , Alberta $\,$ T4H 1P6 $\,$

Transaction Type Title Days On Market

For Sale Fee Simple 3

Zoning Subdivision Nearest Town

I-BP NONE Olds

Building TypeYear BuiltStructure TypeCommercial Mix, Mixed Use2024Industrial

Property Type Property Sub Type Legal Plan

Commercial Industrial 1511332

Building Area (Sq. Ft.)

Building Area (Sq. M.)

Lot Size (Sq. Ft.)

16200.00 1505.02 108900

Lot Size (Acres)Construction TypeRoof2.50Aluminum Siding ,Metal FrameMetal

Foundation Electric Heating

Slab 600 Amp Service Exhaust Fan,Natural Gas,Radiant

Lot Features

Commercial Amenities

Access to Property

Accessible to Major Traffic Route, Paved

Level, Yard Lights Exhaust Fan(s), Outside Storage

Road, Public, Visual Exposure

110aa,1 abilo,110aa Exposaro

Inclusions Restrictions Reports

N/A None Known Forma Contracts, Floor Plans, Leases, Pro-

New Industrial Building | Fully Leased | Netook Crossing – Mountain View County, AB Newly constructed 9-bay industrial building located in the growing commercial area of Netook Crossing, just off the Hwy 2 corridor near the Town of Olds. This high-visibility property offers excellent access to both Calgary and Red Deer, each approximately 35 minutes away. Built with steel and concrete construction, the property is designed for long-term durability and minimal maintenance. The 16,200 sq. ft. building features nine 1,800 sq. ft. bays, each with a 16' x 16' overhead door and access to a fully fenced yard. The bays are currently leased is a 5 bay +1 and 3, grouping, allowing for future tenant flexibility through demising or expansion. All tenancies are secured under Triple Net leases, generating an average base rent of \$19.66 per sq. ft. With a Cap rate of 8.06% Located in business-friendly Mountain View County, the site also benefits from extremely low property taxes. C This is an investment that offers strong ROI and long-term income potential in a strategic location with continued commercial growth.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9[™] MLS® System. Pillar 9[™] is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9[™]. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.