

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.

3 WESTERN CRESCENT FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Rural Vulcan County, Alberta



Listing ID:
31197

MLS ID:
A2234881

\$1,300,000



 **MICHAEL SHANKS**
 (403) 689-4485

 Lethbridge Real Estate.com
 403-327-8001

 3 Western Crescent , Rural Vulcan County , Alberta T0L 2B0

Transaction Type For Sale	Title Fee Simple	Days On Market 1
Zoning RI	Subdivision NONE	Nearest Town Vulcan
Year Built 1942	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 7910078	Building Area (Sq. Ft.) 38316.00
Building Area (Sq. M.) 3559.64	Lot Size (Sq. Ft.) 233481	Lot Size (Acres) 5.36
Roof Rubber	Electric Three Phase	Heating Forced Air,Natural Gas
Inclusions Fridge, Stove, Dishwasher, Microwave Hood, Washer, Dryer, TV Wall mounts	Restrictions None Known	Reports None

This is a one of a kind property that you have never seen before! The opportunities are limited only by your imagination. Over 35,000 square feet of warehouse space in a restored world war 2 hangar. With over 6000 square feet of additional space between the storage areas and the office and residence. No expense has been spared in completely updating the electrical, roof and general structure of this building. The roof is a Firestone rubber membrane replaced in 2017 and guaranteed for 40 years that will give you many, many years of worry free protection. All lights have been upgraded to LED and the 3 phase electrical has been brought up to today's standards. The office and residence space was added in 2017 and lightly used and seasonally occupied for the last 8 years. The runways are not functional, but approval has been received to have a helipad on the property for easy access. With over 5 acres of land, there is space for everything you want to do. Run a business out of the warehouse space, live in the residence or have your employees live and work on site. Only 15 minutes from Vulcan and about an hour from both Lethbridge and Calgary, this property is perfectly located for easy access to supply chain and customers. Take a look at the virtual tour to "walk" through the space and see how beautiful it is! Own a piece of history, and start the next chapter for your business today.

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.