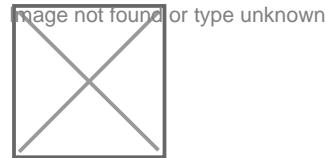


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## STORAGE FOR SALE

Businesses and Franchises for Sale > Business for Sale



**Location**  
Didsbury, Alberta

**Listing ID:**  
31777

**MLS ID:**  
A2249845

**\$1,699,000**



 **DAVE HOGARTH**  
 (403) 994-0054

 Century 21 Bravo Realty  
 403-556-4000

 8-1415 Sec 582 Highway , Didsbury , Alberta T0M 0W0

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Business Name</b>
For Sale	164	Mountain View Storage
<b>Business Type</b>	<b>Zoning</b>	<b>Subdivision</b>
Storage	I-BP	NONE
<b>Nearest Town</b>	<b>Building Type</b>	<b>Year Built</b>
Didsbury	Home-Based	1950
<b>Structure Type</b>	<b>Property Type</b>	<b>Property Sub Type</b>
Mixed Use	Commercial	Industrial
<b>Legal Plan</b>	<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>
3950JK	1149.00	106.74
<b>Lot Size (Sq. Ft.)</b>	<b>Lot Size (Acres)</b>	<b>Roof</b>
337590	7.75	Asphalt Shingle
<b>Foundation</b>	<b>Electric</b>	<b>Heating</b>
Block	Single Phase	Forced Air,Natural Gas
<b>Inclusions</b>		
<b>Access to Property</b>	4 Storage Units (8'X16'), 4 "Truck Box" units, Compressor in Shop, Stove, Fridge, Dishwasher, Sump Pump	<b>Restrictions</b>
Paved Road		None Known

#### Reports

Financial Statements

Set on 7.75 acres with sweeping valley views, this unique property offers both privacy and opportunity. The 1,149 sq.ft. home has seen numerous renovations, creating a comfortable and welcoming living space. Beyond the home, the property features two substantial income streams: a fully fenced RV storage area with a powered security gate for renters, and a communications tower, making it an ideal live-and-work setup. A 25x30 heated shop with overhead and in-floor heat, plus a mezzanine level, provides the perfect space for projects, storage, or business use. Whether you're looking for a peaceful retreat, a revenue-generating investment, or a property that blends lifestyle with work, this acreage delivers it all.

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