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## 2014 18 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Didsbury, Alberta

Listing ID: 31979

MLS ID: A2254298

\$389,900



<sup>△</sup> ROD NEUFELD

**(403)** 335-6766

Front Porch Realty

403-335-2222

2014 18 Avenue, Didsbury, Alberta TOM 0W0

Transaction TypeDays On MarketZoningFor Sale84C 3

SubdivisionBuilding TypeYear BuiltNONECommercial Mix1945

Structure TypeProperty TypeProperty Sub TypeWarehouseCommercialWarehouse

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

1427H 1837.00 170.66

Inclusions Restrictions Reports

None None Known Other Documents,RPR,Title

Here is a great opotunity to possibly expand your small business or put your entrepreneurial spirit to work. This 37' 6" x 49' (1837 sq ft) commercial building could very easily meet your business needs. There has been extensive upgrades since 2020, which include the following: metal exterior, torch on flat roofing system, a 10' x 10' overhead door with power opener, a 6' x 8' overhead door, central A/C, metal clading on the interior, vinyl plank flooring and HVac system. A 2 piece bathroom, office space and storage room complete the inside space. There is outside patio area in the front and a large gravel parking area in the back. The building was last used for a fresh produce market, meat sales and specialty coffee service. Don't let this opportunity pass you by.

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