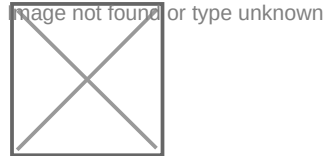


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207 11 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Nobleford, Alberta

Listing ID:
32707

MLS ID:
A2267935

\$1,350,000



 **DOUG MERESKA**
 (403) 394-8239

 **AVISON YOUNG**
 403-330-3338

 207 11 Street , Nobleford , Alberta T0L 1S0

Transaction Type For Sale	Title Fee Simple	Days On Market 21
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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