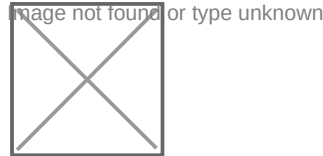


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

1628 25 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Didsbury, Alberta

Listing ID:
32873

MLS ID:
A2270838

\$1,195,000



 **JOE VIANI**
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 RE/MAX iRealty Innovations
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 1628 25 Avenue , Didsbury , Alberta T0M 0W0

Transaction Type For Sale	Zoning I-1	Subdivision NONE
Building Type Mixed Use,See Remarks,Warehouse	Year Built 2006	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Mixed Use	Legal Plan 9912249
Building Area (Sq. Ft.) 3435.90	Building Area (Sq. M.) 319.20	Lot Size (Sq. Ft.) 25265
Lot Size (Acres) 0.58	Inclusions Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Freezer, Garage openers and remotes (shop), Gas Cooktop, Microwave, Washer, Window Coverings, 15' Christmas Tree, TV Wall Mounts, Dishwasher (bar area), Fridge/Freezer (shop)	
Reports Call Lister	Restrictions None Known	

Exceptional opportunity in one of Didsbury's rare residential-industrial cul-de-sacs: a fully equipped, commercial-grade heated shop attached to an executive residence. Ideal for business owners, contractors, trades, logistics, storage, automotive/custom work, or anyone seeking to run operations and live on-site. The premium shop offers in-floor heat, newer oversized overhead doors, newer professional floor coating, LED lighting, 300-amp power, RV hookups, washroom, utility room, multiple storage rooms, and a mezzanine office, providing outstanding functionality for heavy equipment, fleet vehicles, fabrication, or specialty trades. A large gravel parking pad and turnaround area allow for easy maneuvering of trucks, trailers, and machinery. The property is secured with dual iron gates and features extensive low-maintenance landscaping, ample outdoor lighting, and a stamped concrete drive, ideal for a clean and professional business presence. The executive residence adds flexibility for owner-operators or staff accommodations, offering a grand great room, gourmet kitchen, private primary suite with upper deck, a second bedroom, office, family room with wet bar, and in-floor heating on both levels. Live where you work, house staff, or maximize income potential. Suitable (subject to approvals) for B&B, storage, microbrewery, custom shop, oilfield services, or private events. Quick access to QEII supports transportation, commuting, and logistics needs. A unique commercial-residential package with outstanding shop capability, truly one of a kind.

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