

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:
32948

MLS ID:
A2271600

\$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, Gas Stove, Dishwasher, Convection Microwave Hood, Washer/Dryer, Water Softener, 4 TVs and Mounts, Camera System, UV Water Purifier System, Desks in Office area, Materials for Bathroom Partition Walls, Extra Glass Doors for Double Doors of Hanger to entrance hallway		
Restrictions None Known		Reports None

This is a one-of-a-kind property unlike anything you've seen before! The opportunities here are limited only by your imagination. Step inside more than 35,000 square feet of warehouse space housed in a beautifully restored World War II hangar, plus over 6,000 additional square feet that includes storage, office, and residential areas. No expense was spared in bringing this building up to modern standards. The Firestone rubber membrane roof replaced in 2017, comes with a 40-year guarantee for worry-free protection. The lighting has been upgraded to LED, and the 3-phase electrical system has been fully updated to today's standards. The office and residence spaces, added in 2017, provide a bright, functional area for your business, c/w office space, lunchroom/gym as well as separate living accommodations for yourself and/or on-site staff. Situated on over 5 acres of land, there's plenty of room for whatever you envision—operating your business, storing equipment indoor and outdoor or housing staff. Conveniently located just 15 minutes from Vulcan and roughly an hour from both Lethbridge and Calgary, this property offers easy access to major routes, suppliers, and customers. Take a look at the virtual tour to “walk” through this incredible space and see how impressive it truly 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.