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120, 32580 RANGE ROAD 11 FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location

Rural Mountain View County, Alberta

Listing ID:

33368



MLS ID:


A2274268

\$1,990,000



 **MIKE GAIT**
 (403) 302-9101

 Century 21 Maximum
 587-272-0221

 120, 32580 RANGE ROAD 11 , Rural Mountain View County , Alberta T4H 4N1

Transaction Type For Sale	Title Fee Simple	Days On Market 108
Zoning I-BP BUSINESS PARK DISTRI	Subdivision NONE	Nearest Town Olds
Building Type Free-Standing	Year Built 2025	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan 0813207
Building Area (Sq. Ft.) 8000.00	Building Area (Sq. M.) 743.22	Lot Size (Sq. Ft.) 217800
Lot Size (Acres) 5.00	Foundation Slab	Heating Ceiling,Make-up Air,Natural Gas
Commercial Amenities Compacted Yard,Floor Drain(s)/Grease Trap(s),Outside Storage,Yard Drainage	Access to Property Gravel Road,On Major Traffic Route,Public	Inclusions NONE
Restrictions Restrictive Covenant,Utility Right Of Way	Reports Aerial Photos,Building Plans	

Presenting a partially constructed industrial facility in Netook Crossing Business Park, currently built to approximately seventy-five percent completion and situated on a five-acre I-BP zoned parcel. The project totals roughly 8,000 square feet and is designed for modern industrial use, with a fully fenced and gravelled yard, on-site well water, and municipal sewer connection. The building layout includes an eighty-by-twenty-five foot drive-through wash bay, an eighty-by-twenty-five foot contained welding bay, and an eighty-by-fifty foot main shop area planned to incorporate office space, lunchroom, washrooms, and generous shop space. Major components of the structure are already in place, allowing a purchaser to complete the remaining work to suit operational requirements. The property is being offered for lease, creating the opportunity for an investor to secure a reliable revenue stream upon completion and tenant placement. Its location within a growing business park, combined with strong highway access, enhances long-term demand for industrial users.

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