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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

<b>Transaction Type</b>	<b>Title</b>	<b>Days On Market</b>
For Sale	Fee Simple	47
<b>Zoning</b>	<b>Subdivision</b>	<b>Nearest Town</b>
I-BP BUSINESS PARK DISTRI	NONE	Olds
<b>Building Type</b>	<b>Year Built</b>	<b>Structure Type</b>
Free-Standing	2025	Industrial
<b>Property Type</b>	<b>Property Sub Type</b>	<b>Legal Plan</b>
Commercial	Industrial	2420776
<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>	<b>Lot Size (Sq. Ft.)</b>
8000.00	743.22	217800
<b>Lot Size (Acres)</b>	<b>Foundation</b>	<b>Heating</b>
5.00	Slab	Ceiling, Make-up Air, Natural Gas
<b>Commercial Amenities</b>	<b>Access to Property</b>	<b>Inclusions</b>
Compacted Yard, Floor Drain(s)/Grease Trap(s), Outside Storage, Yard Drainage	Gravel Road, On Major Traffic Route, Public	NONE
<b>Restrictions</b>	<b>Reports</b>	
Restrictive Covenant, Utility Right Of Way	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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