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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> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 168
<b>Zoning</b> I-BP BUSINESS PARK DISTRI	<b>Subdivision</b> NONE	<b>Nearest Town</b> Olds
<b>Building Type</b> Free-Standing	<b>Year Built</b> 2025	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 0813207
<b>Building Area (Sq. Ft.)</b> 8000.00	<b>Building Area (Sq. M.)</b> 743.22	<b>Lot Size (Sq. Ft.)</b> 217800
<b>Lot Size (Acres)</b> 5.00	<b>Foundation</b> Slab	<b>Heating</b> Ceiling,Make-up Air,Natural Gas
<b>Commercial Amenities</b> Compacted Yard,Floor Drain(s)/Grease Trap(s),Outside Storage,Yard Drainage	<b>Access to Property</b> Gravel Road,On Major Traffic Route,Public	<b>Inclusions</b> NONE
<b>Restrictions</b> Restrictive Covenant,Utility Right Of Way	<b>Reports</b> 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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