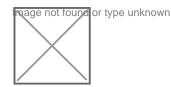


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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

rM1

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

Transaction Type

For Sale

Zoning

I-BP BUSINESS PARK DISTRI

Building TypeFree-Standing

Property Type Commercial

Building Area (Sq. Ft.)

8000.00

Lot Size (Acres)

5.00

Commercial Amenities

Compacted Yard, Floor Drain(s)/Grease Trap(s), Outside Storage, Yard Drainage

Restrictions

Restrictive Covenant, Utility Right Of Way

Title

Fee Simple

Subdivision

NONE

Year Built

2025

Property Sub Type

Industrial

Building Area (Sq. M.)

743.22

Foundation

Slab

Access to Property

Gravel Road,On Major Traffic

Route, Public

Reports

Aerial Photos, Building Plans

Days On Market

1

Nearest Town

Olds

Structure Type

Industrial

Legal Plan 2420776

Lot Size (Sq. Ft.)

217800

Heating

Ceiling, Make-up Air, Natural Gas

Inclusions

NONE

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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