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## 35, 32580 RANGE ROAD 11 FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**

Rural Mountain View County, Alberta

**Listing ID:**

34175

**MLS ID:**

A2283669

**\$2,990,000**



 **MIKE GAIT**  
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 Century 21 Maximum  
 587-272-0221

 35, 32580 RANGE ROAD 11 , Rural Mountain View County , Alberta T4H 1P6

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 61
<b>Zoning</b> I-BP	<b>Subdivision</b> NONE	<b>Nearest Town</b> Olds
<b>Building Type</b> Commercial Mix,Mixed Use	<b>Year Built</b> 2024	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 1511332
<b>Building Area (Sq. Ft.)</b> 16200.00	<b>Building Area (Sq. M.)</b> 1505.02	<b>Lot Size (Sq. Ft.)</b> 108900
<b>Lot Size (Acres)</b> 2.50	<b>Construction Type</b> Aluminum Siding ,Metal Frame	<b>Roof</b> Metal
<b>Foundation</b> Slab	<b>Electric</b> 600 Amp Service	<b>Heating</b> Exhaust Fan,Natural Gas,Radiant
<b>Lot Features</b> Level,Yard Lights	<b>Commercial Amenities</b> Exhaust Fan(s),Outside Storage	<b>Access to Property</b> Accessible to Major Traffic Route,Paved Road,Public,Visual Exposure
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> Building Plans,RPR

New Industrial Building | Fully Leased | Netook Crossing – Mountain View County, AB Newly constructed 9-bay industrial building located in the growing commercial area of Netook Crossing, just off the Hwy 2 corridor near the Town of Olds. This high-visibility property offers excellent access to both Calgary and Red Deer, each approximately 35 minutes away. Built with steel and concrete construction, the property is designed for long-term durability and minimal maintenance. The 16,200 sq. ft. building features nine 1,800 sq. ft. bays, each with a 16' x 16' overhead door and access to a fully fenced yard. The bays are currently leased is a 5 bay +1 and 3, grouping, allowing for future tenant flexibility through demising or expansion. All tenancies are secured under Triple Net leases, generating an average base rent of \$19.66 per sq. ft. With a Current Cap rate of 10.99% Located in business-friendly Mountain View County, the site also benefits from extremely low property taxes. C This is an investment that offers strong ROI and long-term income potential in a strategic location with continued commercial growth.

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