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25, 712016 RANGE ROAD 72A W FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Dimsdale, Alberta

Listing ID:
34343

MLS ID:
A2292068

\$400,000



 **GREG DOBKO**
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 780-538-4747

 25, 712016 Range Road 72A W, Dimsdale , Alberta T8W 5H5

Transaction Type For Sale	Title Fee Simple	Days On Market 65
Zoning CM County Industrial	Subdivision Dimsdale Industrial Park	Nearest Town Dimsdale
Building Type Free-Standing	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 0024753	Building Area (Sq. Ft.) 1570.00
Building Area (Sq. M.) 145.86	Construction Type See Remarks	Roof Asphalt
Foundation None	Cooling None	Heating Forced Air,Natural Gas
Inclusions n/a	Restrictions None Known	Reports None

COURT-ORDERED SALE - Unique opportunity to acquire a 4.81± acre fenced industrial site in Dimsdale Industrial Park featuring a 1,570 sq.ft. manufactured home and flexible yard configuration suitable for a variety of commercial or home-based business uses. The property offers convenient vehicular access along the graveled Dimsdale Industrial Park Road along the north/west boundary and benefits from a very low site coverage ratio (1%), providing significant potential for additional yard utilization or future building expansion.

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