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58 WILLOUGHBY STREET FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Blackfoot, Alberta



Listing ID:
35434

MLS ID:
A2314976

\$439,900



 **CHRISTOPHER PARSONS**
 (780) 871-2294

 **MUSGRAVE AGENCIES**
 780-875-9159

 58 Willoughby Street , Blackfoot , Alberta T9V 1C7

Transaction Type For Sale	Title Fee Simple	Zoning Industrial
Subdivision Blackfoot	Year Built 2014	Structure Type Industrial
Property Type Commercial	Property Sub Type Warehouse	Legal Plan 1222224
Building Area (Sq. Ft.) 10080.00	Building Area (Sq. M.) 936.45	Lot Size (Sq. Ft.) 85377
Lot Size (Acres) 1.96	Construction Type Other,See Remarks	Heating Propane,Radiant
Lot Features Private	Access to Property Direct Access	Inclusions N/A
Restrictions None Known	Reports None	

Position your business, investment portfolio, or personal storage needs for success with this affordable opportunity in Devonia Industrial Park! Conveniently located just west of Lloydminster with quick access off Highway 16 and Range Road 20, this versatile property offers endless possibilities for investors, owner-users, and entrepreneurs alike. The property features two heated storage buildings, each measuring 80' deep by 63' wide, complete with three 14'x14' overhead doors and radiant heat, making them ideal for equipment storage, contractor shops, fleet operations, warehousing, or rental use. Situated on 2 fully fenced acres, the site also includes the added security and convenience of an electric gate, providing controlled access and peace of mind. Investors will appreciate the flexibility to generate multiple revenue streams by leasing the buildings while also capitalizing on the excess yard space for outdoor storage or additional rental income. Whether you are expanding your business, securing affordable industrial space for personal use, or looking for an income-producing asset with upside potential, this Devonia Industrial Park property delivers exceptional value, flexibility, and opportunity in a highly accessible location.

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