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3001 23 STREET FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Didsbury, Alberta



Listing ID:
29467


MLS ID:
A2182728

\$2,999,999



 **RIA MAVRIKOS**
 (403) 875-0886

 RE/MAX Key
 587-316-2000

 3001 23 Street , Didsbury , Alberta T0M 0W0

Transaction Type For Sale	Title Fee Simple	Days On Market 76
Zoning I-2	Subdivision NONE	Building Type Warehouse
Year Built 2014	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Building Area (Sq. Ft.) 7200.00	Building Area (Sq. M.) 668.90
Lot Size (Sq. Ft.) 542322	Lot Size (Acres) 12.45	Commercial Amenities Compacted Yard,Cranes,Outside Storage,Rail Siding
Inclusions anything that is not related to the tenant's business	Restrictions Call Lister	Reports Aerial Photos,Appraisal,Environmental Phase 1,Formal Lease,Title

Discover an exceptional investment opportunity in Didsbury, Alberta! Nestled on 12.45 acres of prime industrial land, this property boasts a range of versatile structures and is 100% leased on a 5-year term. Highlights include: • The Seller is open to accepting an offer on half of the property, depending on the Buyer's interests. • A spacious steel-framed welding shop with a remarkable 35' clear span, a 15-ton crane and a 10-ton crane. 1,837 SF of office space complete with a finished basement for added functionality. • Multiple other buildings on site for storage or industrial uses. • Phase 2 Environmental report available. • Potential to install Rail Spur

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