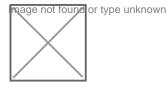


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3001 23 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationDidsbury, 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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