

\$2,800,000 - 3001 23 Street, Didsbury

MLS® #A2182728

\$2,800,000

0 Bedroom, 0.00 Bathroom,
Commercial on 12.45 Acres

NONE, Didsbury, Alberta

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:

- â€¢ The Seller is open to accepting an offer on half of the property, depending on the Buyer's interests.
- â€¢ A spacious steel-framed welding shop with a remarkable 35â€™™ 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.
- â€¢ Multiple other buildings on site for storage or industrial uses.
- â€¢ Phase 2 Environmental report available.
- â€¢ Potential to install Rail Spur

Built in 2014

Essential Information

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|------------|-------------|
| MLS® # | A2182728 |
| Price | \$2,800,000 |
| Bathrooms | 0.00 |
| Acres | 12.45 |
| Year Built | 2014 |
| Type | Commercial |
| Sub-Type | Industrial |
| Status | Active |



Community Information

| | |
|-------------|----------------------|
| Address | 3001 23 Street |
| Subdivision | NONE |
| City | Didsbury |
| County | Mountain View County |
| Province | Alberta |
| Postal Code | T0M 0W0 |

Additional Information

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|----------------|--------------------|
| Date Listed | December 6th, 2024 |
| Days on Market | 223 |
| Zoning | I-2 |

Listing Details

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| Listing Office | RE/MAX Key |
|----------------|------------|

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