

780-228-224 donna@donnawilson.ca

3001 23 Street Didsbury, Alberta

Heating: Floors:

Roof:

Exterior:

Water:

Sewer:

MLS # A2182728



\$2,650,000

NONE

Lot Feat:

Division:

Type: Industrial

Bus. Type:
Sale/Lease: For Sale

Bldg. Name:
Bus. Name:
Size: 7,200 sq.ft.

Zoning: I-2

Addl. Cost:
Based on Year:
Utilities:
Parking:
Lot Size: 12.45 Acres

Inclusions: anything that is not related to the tenant's business

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: • 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