# \$2,650,000 - 3001 23 Street, Didsbury

MLS® #A2182728

### \$2,650,000

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:

• 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

Built in 2014

#### **Essential Information**

MLS® # A2182728 Price \$2,650,000

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**

Date Listed December 6th, 2024

Days on Market 328
Zoning I-2

## **Listing Details**

Listing Office RE/MAX Key

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