

# \$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

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

Date Listed	December 6th, 2024
Days on Market	134
Zoning	I-2

## Listing Details

Listing Office	RE/MAX Key
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