

\$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:

- 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

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	191
Zoning	I-2

Listing Details

Listing Office	RE/MAX Key
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