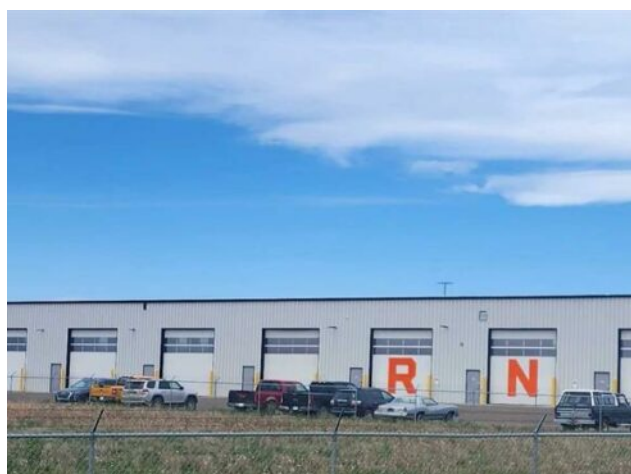


**32580 RANGE ROAD 11**  
**Rural Mountain View County, Alberta**

**MLS # A2222559**



## \$3,950,000

<b>Division:</b>	NONE
<b>Type:</b>	Industrial
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	16,200 sq.ft.
<b>Zoning:</b>	I-BP

<b>Heating:</b>	Exhaust Fan, Natural Gas, Radiant	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Metal	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Water Paid
<b>Exterior:</b>	Aluminum Siding , Metal Frame	<b>Parking:</b>	-
<b>Water:</b>	Cistern, Private	<b>Lot Size:</b>	2.50 Acres
<b>Sewer:</b>	Engineered Septic	<b>Lot Feat:</b>	Level, Yard Lights
<b>Inclusions:</b>	N/A		

**New Industrial Building | Fully Leased | Netook Crossing &dash; Mountain View County, AB** Newly constructed 9-bay industrial building located in the growing commercial area of Netook Crossing, just off the Hwy 2 corridor near the Town of Olds. This high-visibility property offers excellent access to both Calgary and Red Deer, each approximately 35 minutes away. Built with steel and concrete construction, the property is designed for long-term durability and minimal maintenance. The 16,200 sq. ft. building features nine 1,800 sq. ft. bays, each with a 16' x 16' overhead door and access to a fully fenced yard. The bays are currently leased is a 5 bay +1 and 3, grouping, allowing for future tenant flexibility through demising or expansion. All tenancies are secured under Triple Net leases, generating an average base rent of \$19.66 per sq. ft. With a Cap rate of 8.06% Located in business-friendly Mountain View County, the site also benefits from extremely low property taxes. C This is an investment that offers strong ROI and long-term income potential in a strategic location with continued commercial growth.