

**7 Co-op Road
Didsbury, Alberta**

MLS # A2280095



\$650,000

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	8,771 sq.ft.
Zoning:	I-1

Heating:	Boiler, In Floor, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Metal	Utilities:	-
Exterior:	Metal Siding , Post & Beam	Parking:	-
Water:	-	Lot Size:	0.42 Acre
Sewer:	-	Lot Feat:	-

Inclusions: As is: refrigeration system, compressed air system, mobile stair unit, wooden shelving, pallet rack, spare light fixtures, spare doors, spare insulation

Attention Contractors, Investors, Manufacturers, Distributors! Medium sized warehouse for sale (or lease). 8771 square feet plus large enclosed mezzanine with well built office space, 3 bathrooms, recent upgrades, and low operating costs. approximately 4000 sq. ft. of warehouse or manufacturing space, 3500 sq ft. of office and storage, ground floor shipping bay, and numerous entry/exit doors. Built in 1996 as a cheese factory. Large free-span rooms with good insulation and metal sheeting for easy cleaning. Located in the heart of Didsbury, it is suitable for numerous types of Industrial uses with good potential to up-zone to commercial. It may also be permitted for a live/work usage with slight modifications. Very solid investment opportunity with potential for upwards of 10% annual return. Clean and ready for new owner. Selling for health reasons. Must be seen to appreciate.