

3001 23 Street
Didsbury, Alberta

MLS # A2182728

\$2,575,000



Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	11.91 Acres
Sewer:	-	Lot Feat:	-
Inclusions:	anything that is not related to the tenant's business		

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. There is plenty of land and buildings for an owner user while the tenant is still in operations. 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