

FOR SALE

INDUSTRIAL INVESTMENT OPPORTUNITY IN DIDSBURY, ALBERTA



3001 - 23 STREET
DIDSBURY, AB

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:

- 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.
- Environmental Reports available.
- Potential to install Rail Spur

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RE/MAX KEY

www.remaxkey.ca

FOR SALE | INDUSTRIAL INVESTMENT OPPORTUNITY



SITE AREA	± 12.45 ACRES
ZONING	I-2
YEAR BUILT	2014
CRANE	15-TON AND 10-TON
CEILING HEIGHT	35' CLEAR (IN WELDING SHOP)

BUILDING SIZES

- (1) 7,200 SF Welding Shop
- (1) 7,200 SF Coverall Shed with Power
- (1) 1,837 SF Office with Finished Basement 2,280
- (3) SF Coverall Storage
- (1) 2,100 SF Coverall Storage with Power 1,400 SF
- (1) Atco Office 1,100 SF Coverall Shed with Power



5,521
current population | 5km



44.6
median age range



\$95,783
average household income

SALE FINANCIALS

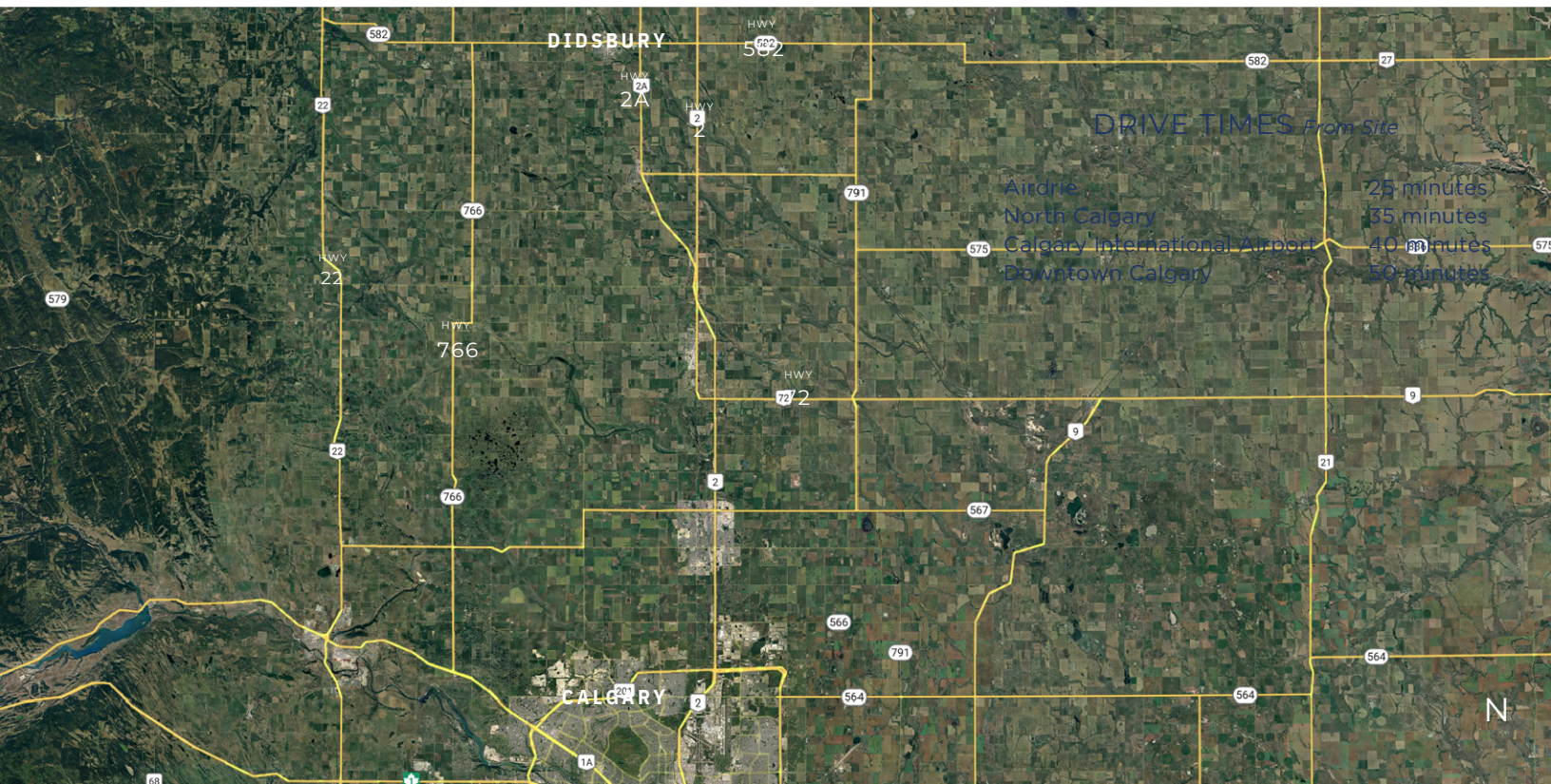
LISTED AT
~~\$2,800,000~~ **\$2,650,000**

PROPERTY TAXES
\$22,500.00 (2023 Actual)

CURRENT TENANT TERM

Renewed April 2023 for a 5-year term, with one option to renew

CURRENT CAP RATE
7.92%



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