

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.
- Clean Phase 2 Environmental report available.

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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
- (3) 2,280 SF Coverall Storage
- (1) 2,100 SF Coverall Storage with Power
- (1) 1,400 SF Atco Office
- (1) 1,100 SF Coverall Shed with Power



5,521

current population | 5km



44.6

median age range



\$95,783

average household income

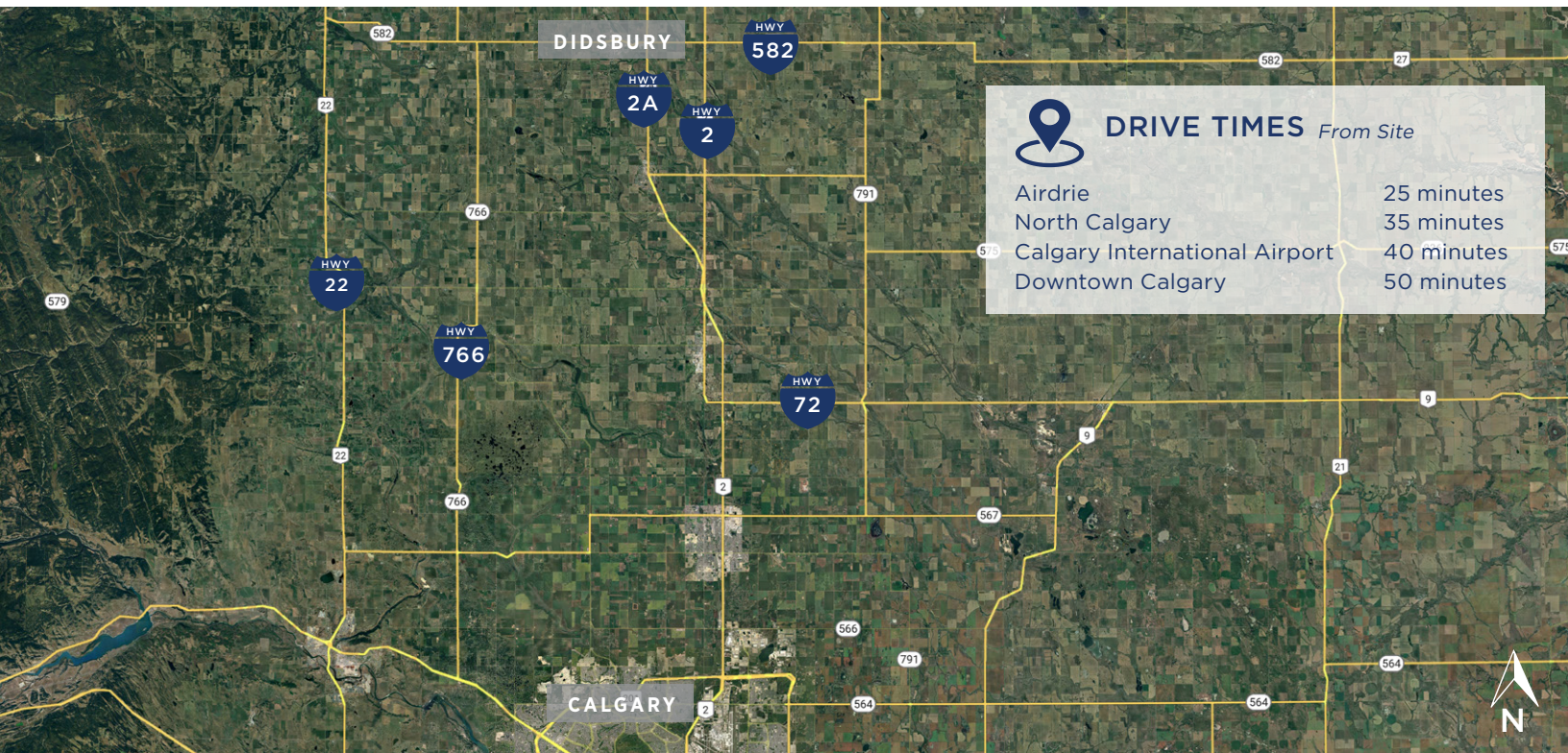
SALE FINANCIALS

LISTED AT
\$3,499,999

PROPERTY TAXES
\$22,499.63 (2023 Actual)

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

CURRENT CAP RATE
6%



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