

# 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:

- The Seller is open to accepting an offer on half of the property, depending on the Buyer's interests.
- 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.
- Potential to install Rail Spur

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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

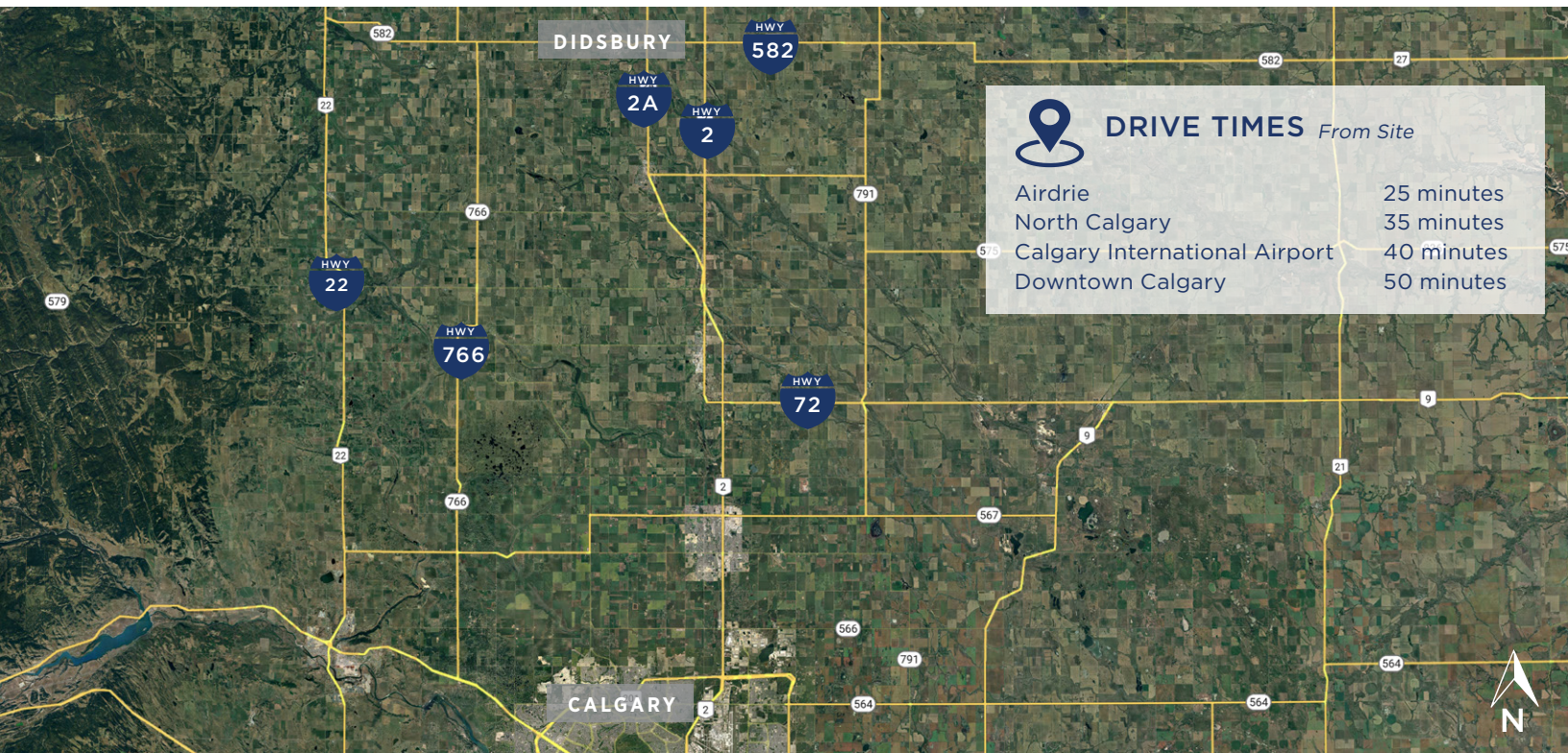
## SALE FINANCIALS

LISTED AT  
~~\$3,499,999~~ \$2,999,999

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  
6%



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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Purchaser.