

# 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**

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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 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~~ **\$2,575,000**

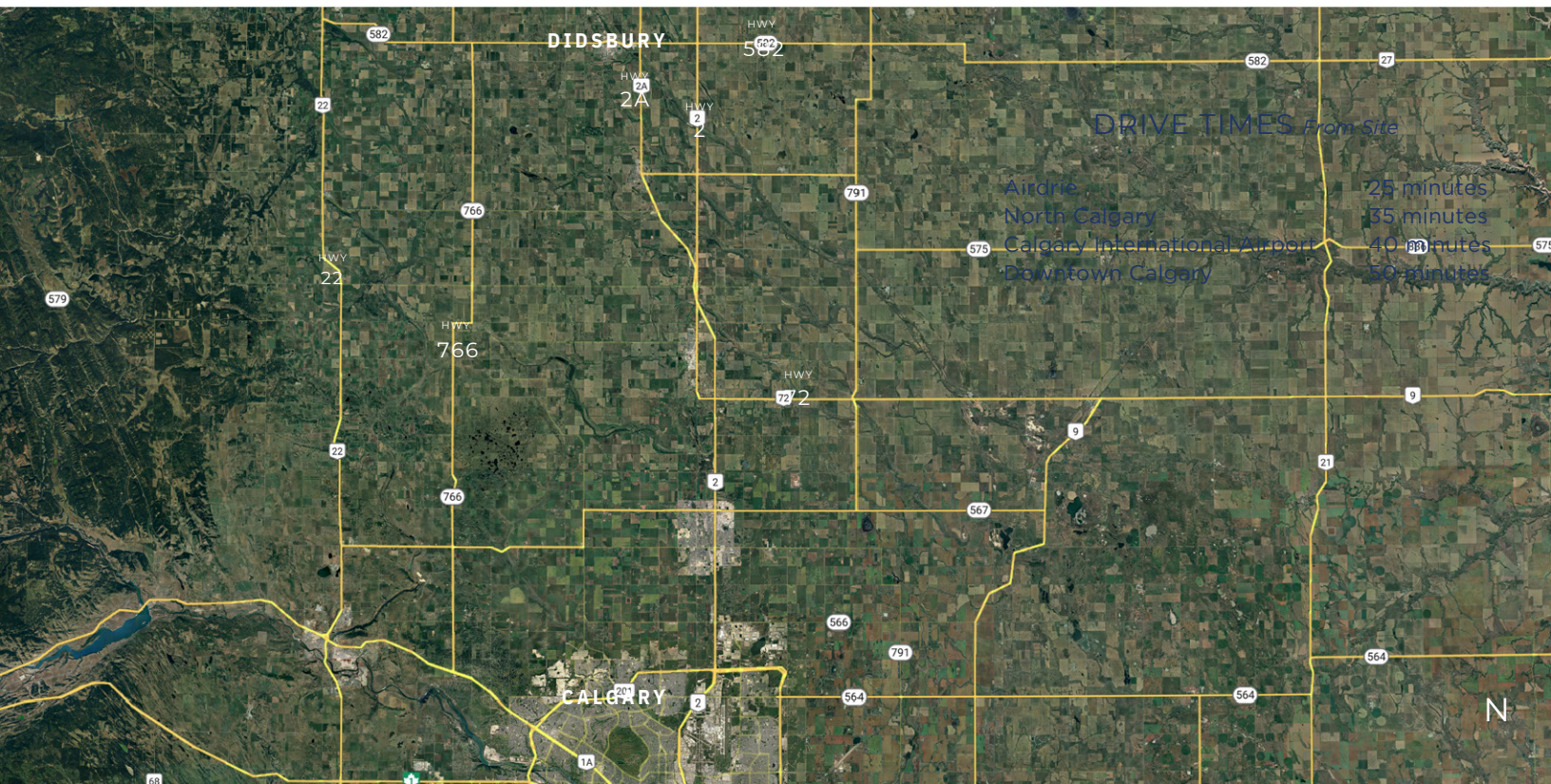
PROPERTY TAXES  
\$27,308.85 (2025 Actual)

### CURRENT TENANT TERM

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

CURRENT CAP RATE  
**9.4%**





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