

\$3,500,000 - # #4 1415 582 Hi, Didsbury

MLS® #E4349535

\$3,500,000

Bedroom, Bathroom, 54,791 sqft
Industrial on 7.68 Acres

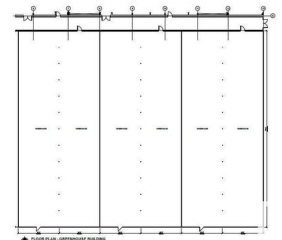
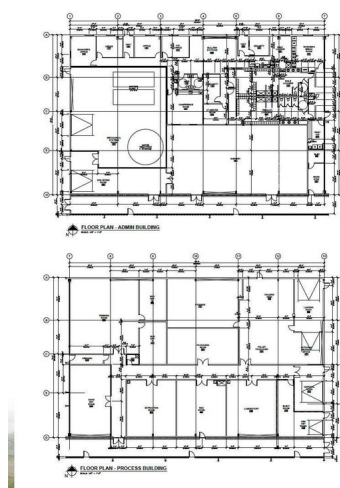
None, Didsbury, AB

Application: Facility can ideally accommodate a variety of agricultural operations or repurposed for light industrial purposes
Upgraded Electrical Service: The electrical service offers 3,000 amp capacity (TBC by Purchaser) with multiple subpanels and transformers of various capacity throughout the building accommodating heavy power operators
Valuation: Current construction costs to replicate the facility exceed listing sale price
Recent Constructed Property: Infrastructure completed in 2019 offering future owners lower facility maintenance costs with modern construction features.
Surplus Land Component: Potential for additional development/expansion
Location: Conveniently nestled on Highway 2A, just west of Queen Elizabeth II Highway, a major thoroughfare in the Edmonton-Calgary corridor which provides key access to a diverse trading region

Built in 2019

Essential Information

MLS® #	E4349535
Price	\$3,500,000
Square Footage	54,791
Acres	7.68
Year Built	2019



Type Industrial

Community Information

Address # #4 1415 582 Hi
Area Mountain View
Subdivision None
City Didsbury
Province AB
Postal Code T0M 0W0

Exterior

Construction Green Building, Metal, Mixed

Additional Information

Date Listed July 11th, 2023
Zoning I-BP

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Listing information last updated on May 18th, 2024 at 3:31am MDT