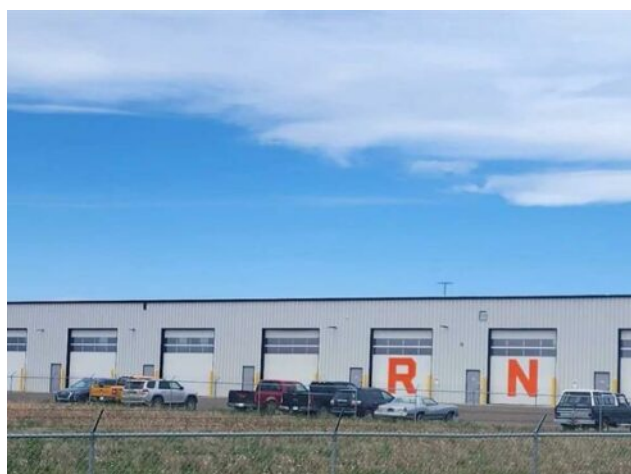


32580 RANGE ROAD 11
Rural Mountain View County, Alberta

MLS # A2222559



\$3,950,000

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	16,200 sq.ft.
Zoning:	I-BP

Heating:	Exhaust Fan, Natural Gas, Radiant	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Metal	Utilities:	Electricity Connected, Natural Gas Connected, Water Paid
Exterior:	Aluminum Siding , Metal Frame	Parking:	-
Water:	Cistern, Private	Lot Size:	2.50 Acres
Sewer:	Engineered Septic	Lot Feat:	Level, Yard Lights
Inclusions:	N/A		

New Industrial Building | Fully Leased | Netook Crossing ‐ Mountain View County, AB Newly constructed 9-bay industrial building located in the growing commercial area of Netook Crossing, just off the Hwy 2 corridor near the Town of Olds. This high-visibility property offers excellent access to both Calgary and Red Deer, each approximately 35 minutes away. Built with steel and concrete construction, the property is designed for long-term durability and minimal maintenance. The 16,200 sq. ft. building features nine 1,800 sq. ft. bays, each with a 16' x 16' overhead door and access to a fully fenced yard. The bays are currently leased is a 5 bay +1 and 3, grouping, allowing for future tenant flexibility through demising or expansion. All tenancies are secured under Triple Net leases, generating an average base rent of \$19.66 per sq. ft. With a Cap rate of 8.06% Located in business-friendly Mountain View County, the site also benefits from extremely low property taxes. C This is an investment that offers strong ROI and long-term income potential in a strategic location with continued commercial growth.