



35, 32580 RANGE ROAD 11
Rural Mountain View County, Alberta

MLS # A2283669



\$2,990,000

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 Pa
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		

Exceptional opportunity to acquire a newly constructed industrial investment property in the growing commercial hub of Netook Crossing, strategically located along the Highway 2 corridor near Olds, Alberta. Offering excellent accessibility between Calgary and Red Deer, this location continues to attract a diverse mix of industrial, service, and commercial users. Constructed with durable steel and concrete materials for long-term performance and low maintenance, the property features a 16,200 sq. ft. industrial building comprised of nine 1,800 sq. ft. bays. Each bay is equipped with a 16' x 16' overhead door and access to a fully fenced and secured yard area, providing flexibility for a wide range of industrial and commercial operations. The property is currently fully leased under Triple Net lease agreements with an average base rental rate of \$19.66 per square foot, generating strong and stable income. At the current asking price, the investment offers an attractive 10.99% capitalization rate, further enhanced by Mountain View County's business-friendly environment and comparatively low property taxes. A unique feature of this offering is the upcoming availability of six contiguous bays, totaling approximately 10,800 sq. ft., becoming available in September. This creates a rare opportunity for an owner-operator to occupy a significant portion of the building while maintaining income from the remaining leased bays. Alternatively, investors may reposition and lease the available space at market rates to further enhance future returns. Whether you are seeking immediate cash flow, long-term appreciation, or a combination of investment income and owner-user occupancy, this property offers exceptional flexibility and strong upside potential in one of Central Alberta's emerging industrial growth corridors.