



**570 12 Street
Fort Macleod, Alberta**

MLS # A2197153



\$380,000

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,030 sq.ft.

Zoning: IG

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Refrigerator

Located in the heart of Fort Macleod's thriving industrial district, this 3,030 sq. ft. industrial building offers excellent functionality and investment potential. Situated on a 66' x 99' lot, with an additional fully fenced lot of the same size included in the sale, this property provides ample space for various commercial and industrial uses. The building features a 12' tall rear overhead door, allowing for easy access and multiple operational possibilities. Whether you're looking for storage, manufacturing, or workshop space, this facility is built to accommodate a variety of business needs. For investors, this is a turnkey opportunity, as the current tenant is eager to remain, providing immediate rental income. With industrial properties in high demand, this is a rare chance to secure a solid asset in a growing market. Don't miss out on this prime industrial property with built-in income potential!