

# \$3,950,000 - 32580 Range Road 11, Rural Mountain View County

MLS® #A2222559

**\$3,950,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 2.50 Acres

NONE, Rural Mountain View County, Alberta

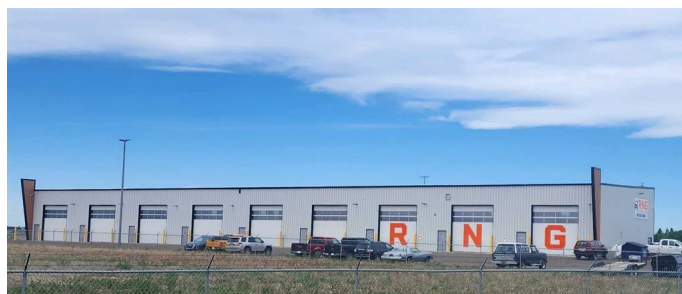
New Industrial Building | Fully Leased | Netook Crossing  
Crossing " Mountain View County, AB

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.



Built in 2024

Essential Information

MLS® #	A2222559
Price	\$3,950,000
Bathrooms	0.00
Acres	2.50
Year Built	2024
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	32580 Range Road 11
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T4H 1P6

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Water Paid For
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Interior

Heating	Exhaust Fan, Natural Gas, Radiant
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Exterior

Lot Description	Level, Yard Lights
Roof	Metal
Construction	Aluminum Siding, Metal Frame
Foundation	Slab

Additional Information

Date Listed	May 27th, 2025
Days on Market	21
Zoning	I-BP

Listing Details

Listing Office	Century 21 Maximum
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