



## 1209 20 Street , Didsbury, Alberta - \$429,900



Main Photo

### Property Description

Calling all you commercial/industrial entrepreneurs. A great opportunity has just come your way with this large piece of dirt and is also home to a 48' x 120' shop/cold storage facility. Approximately 48' x 60' of the building is heated with in-floor heating and the balance is cold storage with a gravel floor. The cold storage section is completely insulated and lined with metal. There are 2 large older sliding doors on the cold storage side. The seller has roughed in the wiring for an auto door opener, if you were to install a new door. The heated portion of the shop has 2, 18' wide x 12'4" high insulated sectional doors. There is a separate parts room, mezzanine and a 2 piece bathroom. The boiler and hot water tank were replaced in 2022. The land use zoning is Direct Control - Industrial which requires any proposed development or



business ventures, needs town approval.

**REALTOR Referral**

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