

# \$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 |
|-----------|--|

Interior

|         |                                   |
|---------|-----------------------------------|
| Heating | Exhaust Fan, Natural Gas, Radiant |
|---------|-----------------------------------|

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 | 20             |
| Zoning         | I-BP           |

Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Maximum |
|----------------|--------------------|

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