

# \$380,000 - 570 12 Street, Fort Macleod

MLS® #A2197153

**\$380,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Fort Macleod, Alberta

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!

Built in 2008

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2197153   |
| Price      | \$380,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2008       |
| Type       | Commercial |



|          |            |
|----------|------------|
| Sub-Type | Industrial |
| Status   | Active     |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 570 12 Street                |
| Subdivision | NONE                         |
| City        | Fort Macleod                 |
| County      | Willow Creek No. 26, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0L 0Z0                      |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 26th, 2025 |
| Days on Market | 51                  |
| Zoning         | IG                  |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

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