

# \$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	52
Zoning	IG

### Listing Details

Listing Office	REAL BROKER
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