

# \$1,300,000 - 3 Western Crescent, Rural Vulcan County

MLS® #A2234881

**\$1,300,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 5.36 Acres

NONE, Rural Vulcan County, Alberta

This is a one of a kind property that you have never seen before! The opportunities are limited only by your imagination. Over 35,000 square feet of warehouse space in a restored world war 2 hangar. With over 6000 square feet of additional space between the storage areas and the office and residence. No expense has been spared in completely updating the electrical, roof and general structure of this building. The roof is a Firestone rubber membrane replaced in 2017 and guaranteed for 40 years that will give you many, many years of worry free protection. All lights have been upgraded to LED and the 3 phase electrical has been brought up to today's standards. The office and residence space was added in 2017 and lightly used and seasonally occupied for the last 8 years. The runways are not functional, but approval has been received to have a helipad on the property for easy access. With over 5 acres of land, there is space for everything you want to do. Run a business out of the warehouse space, live in the residence or have your employees live and work on site. Only 15 minutes from Vulcan and about an hour from both Lethbridge and Calgary, this property is perfectly located for easy access to supply chain and customers. Take a look at the virtual tour to "walk" through the space and see how beautiful it is! Own a piece of history, and start the next chapter for your business today.

Built in 1942



## Essential Information

MLS® #	A2234881
Price	\$1,300,000
Bathrooms	0.00
Acres	5.36
Year Built	1942
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information

Address	3 Western Crescent
Subdivision	NONE
City	Rural Vulcan County
County	Vulcan County
Province	Alberta
Postal Code	T0L 2B0

## Interior

Heating	Forced Air, Natural Gas
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## Exterior

Roof	Rubber
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## Additional Information

Date Listed	July 2nd, 2025
Days on Market	1
Zoning	RI

## Listing Details

Listing Office	Lethbridge Real Estate.com
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