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450163 82 STREET E FOR SALE

Commercial Real Estate > Commercial Property for Sale

**Location**

Rural Foothills County, Alberta

Listing ID:

27446

MLS ID:

A1020082

\$2,100,000



 **BARRY HARVEY**

 (403) 807-7839

 **ROYAL LEPAGE SOLUTIONS**

 403-982-3838



450163 82 Street E, Rural Foothills County, Alberta T0L 0A0

Transaction Type	Days On Market	Zoning
For Sale	2003	industrial
Subdivision	Nearest Town	Year Built
Abilds Industrial Park	Aldersyde	2005
Structure Type	Property Type	Property Sub Type
Industrial	Commercial	Industrial
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Lot Size (Sq. Ft.)
12000.00	1114.83	94089
Lot Size (Acres)	Construction Type	Roof
2.16	Metal Frame	Metal
Electric	Heating	Restrictions
200 Amp Service, Three Phase	Forced Air	See Remarks
Reports		
None		

INVESTMENT OPPORTUNITYFULLY LEASED 12,000 SQ FT STEEL FRAME SHOP on 2.16 ACRES AVAILABLE FOR SALE . Property features CLEAR SPAN STEEL STRUCTURE BUILDING of 150' X 80' with 20 FT + CEILING / 3PH w/800 AMP /6 @ 14' X 14 ' OVERHEAD DOORS/ 4 @ 2pc washrooms / YARD is fully gravelled with SECURITY Chain link FENCE and YARD LIGHT /MAIN floor office of 760 sq ft PLUS MEZZANINE office of 830 sq ft with kitchenette with BIG WEST MOUNTAIN VIEWS /NO BUSINESS TAXES and LOW PROPERTY TAXES / LOCATED north of Cargill Foods with good access onto #2 HWY via Aldersyde or 498 th Ave OVERPASSES .

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