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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

For Sale

Days On Market

2003

Zoning

industrial

Subdivision

Abilds Industrial Park

Nearest Town

Aldersyde

Year Built

2005

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Industrial

Building Area (Sq. Ft.)

12000.00

Building Area (Sq. M.)

1114.83

Lot Size (Sq. Ft.)

94089

Lot Size (Acres)

2.16

Construction Type

Metal Frame

Roof

Metal

Electric

200 Amp Service,Three Phase

Heating

Forced Air

Restrictions

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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