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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 2068	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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