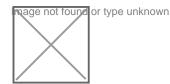


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450163 82 STREET E FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Rural Foothills County, Alberta

Listing ID:

27446 A1020082

\$2,100,000



△ BARRY HARVEY

MLS ID:

(403) 807-7839

뵈 ROYAL LEPAGE SOLUTIONS

403-982-3838

rM1

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

Transaction Type

For Sale

Subdivision

Abilds Industrial Park

Structure Type

Industrial

Building Area (Sq. Ft.)

12000.00

Lot Size (Acres)

2.16

Electric

200 Amp Service, Three Phase

Reports None **Days On Market**

1936

Nearest Town

Aldersyde

Property Type Commercial

Building Area (Sq. M.)

1114.83

Construction Type

Metal Frame

HeatingForced Air

Zoning

industrial

Year Built

2005

Property Sub Type

Industrial

Lot Size (Sq. Ft.)

94089

Roof

Metal

Restrictions

See Remarks

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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