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96186 434 AVENUE E FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Aldersyde, Alberta


Listing ID:
28022


MLS ID:
A2125330

\$3,700,000



 **BARRY HARVEY**
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 Royal LePage Solutions
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 96186 434 Avenue E, Aldersyde , Alberta T1V 1M3

Transaction Type For Sale	Title Fee Simple	Days On Market 451
Zoning LIID	Subdivision NONE	Nearest Town Okotoks
Building Type Free- Standing,Manufacturing,Warehouse	Year Built 2009	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan 9611110
Building Area (Sq. Ft.) 20000.00	Building Area (Sq. M.) 1858.05	Lot Size (Sq. Ft.) 585010
Lot Size (Acres) 13.43	Construction Type Other	Roof Metal
Electric 200 Amp Service	Heating Natural Gas,Radiant	Lot Features Landscaped,Views
Commercial Amenities Outside Storage	Access to Property Accessible to Major Traffic Route	Inclusions none
Restrictions Easement Registered On Title,Utility Right Of Way	Reports Building Plans	

FOR SALE: 13.43 ACRE COMMERCIAL property with a 20,000 sq. ft. Industrial Building fully leased 20 minutes south of Calgary on #2 Highway. Potential to further develop and build on subject to Foothills County approvals. The zoning allows for many discretionary usages including general contractor, light industry, light manufacturing, warehouse sales and more. EXCELLENT Highway VISIBILITY with 350 metres of Hwy. frontage. Great Opportunity to further develop this property with current cash flow.

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