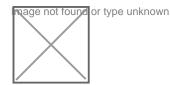


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

450254 82 STREET E FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Rural Foothills County, Alberta

Listing ID:

30288

MLS ID: A2213921

\$3,600,000



△ BARRY HARVEY

2 (403) 807-7839

■ Royal LePage Solutions

403-982-3838

rM1

450254 82 Street E, Rural Foothills County, Alberta T0L 1T0

Transaction TypeDays On MarketZoningFor Sale130GI

SubdivisionNearest TownYear BuiltAbilds Industrial ParkAldersyde2007

Structure TypeProperty TypeProperty Sub TypeWarehouseCommercialIndustrial

Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.)

9812255 8900.00 826.83

Lot Size (Sq. Ft.) Lot Size (Acres) Footprint (Sq. Ft.)

106722 2.45 7200

Inclusions Restrictions Reports

Tank Farm Utility Right Of Way

Aerial Photos, Environmental Phase

2,RPR

TANK FARM in ALDERSYDE INDUSTRIAL PARK; formerly utilized as a Bio Diesel plant and recently as Pilot Plant for conversion of wood waste into diesel. 2.45 ACRE SITE with 7200 sf main level INDUSTRIAL BUILDING with offices/shop AND 1700 sf Mezzanine partially developed .The TANK FARM includes 10 permitted Storage Tanks with lights and combined capacity of 1.4 M Litres controlled via Siemens PLC. Property FEATURES; Corner site with 2 accesses /2007 construction /Paved access /High Power/Yard is FULLY FENCED and GRAVELLED with security cameras and remote monitoring throughout the site/as well as high speed internet.

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