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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**
 (403) 807-7839

 Royal LePage Solutions
 403-982-3838

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

Transaction Type

For Sale

Days On Market

68

Zoning

G1

Subdivision

Abilds Industrial Park

Nearest Town

Aldersyde

Year Built

2007

Structure Type

Warehouse

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

9812255

Building Area (Sq. Ft.)

8900.00

Building Area (Sq. M.)

826.83

Lot Size (Sq. Ft.)

106722

Lot Size (Acres)

2.45

Footprint (Sq. Ft.)

7200

Inclusions

Tank Farm

Restrictions

Utility Right Of Way

ReportsAerial 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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