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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**

252

**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

**Reports**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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