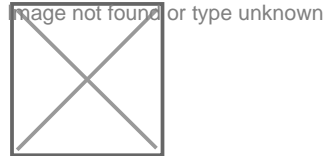


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450254 82 STREET E FOR SALE

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 376	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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