

\$2,100,000 - 450163 82 Street E, Rural Foothills County

MLS® #A1020082

\$2,100,000

0 Bedroom, 0.00 Bathroom,
Commercial on 2.16 Acres

Abilds Industrial Park, Rural Foothills County,
Alberta

INVESTMENT OPPORTUNITYFULLY
LEASED 12,000 SQ FT STEEL FRAME
SHOP on 2.16 ACRES AVAILABLE FOR
SALE . Property features CLEAR SPAN
STEEL STRUCTURE BUILDING of 150' X 80'
with 20 FT + CEILING / 3PH w/800 AMP /6 @
14' X 14 ' OVERHEAD DOORS/ 4 @ 2pc
washrooms / YARD is fully gravelled with
SECURITY Chain link FENCE and YARD
LIGHT /MAIN floor office of 760 sq ft PLUS
MEZZANINE office of 830 sq ft with
kitchenette with BIG WEST MOUNTAIN
VIEWS /NO BUSINESS TAXES and LOW
PROPERTY TAXES / LOCATED north of
Cargill Foods with good access onto #2 HWY
via Aldersyde or 498 th Ave OVERPASSES .

Built in 2005

Essential Information

| | |
|------------|-------------|
| MLS® # | A1020082 |
| Price | \$2,100,000 |
| Bathrooms | 0.00 |
| Acres | 2.16 |
| Year Built | 2005 |
| Type | Commercial |
| Sub-Type | Industrial |
| Status | Active |

Community Information



| | |
|-------------|------------------------|
| Address | 450163 82 Street E |
| Subdivision | Abilds Industrial Park |
| City | Rural Foothills County |
| County | Foothills County |
| Province | Alberta |
| Postal Code | T0L 0A0 |

Amenities

| | |
|----------------|-------------|
| Parking Spaces | 19 |
| Parking | Parking Pad |

Interior

| | |
|---------|------------|
| Heating | Forced Air |
|---------|------------|

Exterior

| | |
|-------------------|--------------|
| Exterior Features | Private Yard |
| Roof | Metal |
| Construction | Metal Frame |

Additional Information

| | |
|----------------|------------------|
| Date Listed | August 4th, 2020 |
| Days on Market | 1824 |
| Zoning | industrial |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE SOLUTIONS |
|----------------|------------------------|

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