

\$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 | 1720 |
| Zoning | industrial |

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.