

780-832-5880

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## 450163 82 Street E Rural Foothills County, Alberta

MLS # A1020082



\$2,100,000

Division: Abilds Industrial Park

Type: Industrial

Bus. Type: 
Sale/Lease: For Sale

Bldg. Name: 
Bus. Name: 
Size: 12,000 sq.ft.

Zoning: industrial

**Heating:** Addl. Cost: Forced Air Floors: **Based on Year:** Concrete **Utilities:** Roof: Metal **Exterior:** Parking: Parking Pad Metal Frame Water: Lot Size: 2.16 Acres Sewer: Lot Feat: Inclusions:

INVESTMENT OPPORTUNITY ........FULLY 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

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