



GRASSROOTS
REALTY GROUP

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450254 82 Street E
Rural Foothills County, Alberta

MLS # A2213921



\$3,600,000

Division: Abilds Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 8,900 sq.ft.

Zoning: GI

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 2.45 Acres

Sewer: -

Lot Feat: -

Inclusions: Tank Farm

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.