



GRASSROOTS
REALTY GROUP

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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: Forced Air

Addl. Cost: -

Floors: Concrete

Based on Year: -

Roof: Metal

Utilities: -

Exterior: Metal Frame

Parking: Parking Pad

Water: -

Lot Size: 2.16 Acres

Sewer: -

Lot Feat: -

Inclusions: -

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