



**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

**Floors:** Concrete

**Roof:** Metal

**Exterior:** Metal Frame

**Water:** -

**Sewer:** -

**Inclusions:** -

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** Parking Pad

**Lot Size:** 2.16 Acres

**Lot Feat:** -

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