



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

96186 434 Avenue E
Aldersyde, Alberta

MLS # A2125330



\$3,700,000

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	20,000 sq.ft.
Zoning:	LIID

Heating:	Natural Gas, Radiant	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Metal	Utilities:	Electricity Paid For, Electricity Purchaser to Verify, Heating
Exterior:	Other	Parking:	-
Water:	Well	Lot Size:	13.43 Acres
Sewer:	Mound Septic	Lot Feat:	Landscaped, Views
Inclusions:	none		

FOR SALE: 13.43 ACRE COMMERCIAL property with a 20,000 sq. ft. Industrial Building fully leased 20 minutes south of Calgary on #2 Highway. Potential to further develop and build on subject to Foothills County approvals. The zoning allows for many discretionary usages including general contractor, light industry, light manufacturing, warehouse sales and more. EXCELLENT Highway VISIBILITY with 350 metres of Hwy. frontage. Great Opportunity to further develop this property with current cash flow.