

\$2,100,000 - 450163 82 Street E, Rural Foothills County

MLS® #A1020082

\$2,100,000

0 Bedroom, 0.00 Bathroom,
Commercial on 2.16 Acres

Abilds Industrial Park, Rural Foothills County,
Alberta

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 .

Built in 2005

Essential Information

MLS® #	A1020082
Price	\$2,100,000
Bathrooms	0.00
Acres	2.16
Year Built	2005
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information



Address	450163 82 Street E
Subdivision	Abilds Industrial Park
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 0A0

Amenities

Parking Spaces	19
Parking	Parking Pad

Interior

Heating	Forced Air
---------	------------

Exterior

Exterior Features	Private Yard
Roof	Metal
Construction	Metal Frame

Additional Information

Date Listed	August 4th, 2020
Days on Market	1850
Zoning	industrial

Listing Details

Listing Office	ROYAL LEPAGE SOLUTIONS
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.