

# \$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 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 .

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 | 1791             |
| Zoning         | industrial       |

### **Listing Details**

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

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