

\$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
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Exterior

Exterior Features	Private Yard
Roof	Metal
Construction	Metal Frame

Additional Information

Date Listed	August 4th, 2020
Days on Market	1722
Zoning	industrial

Listing Details

Listing Office	ROYAL LEPAGE SOLUTIONS
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