

# \$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
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### **Exterior**

Exterior Features	Private Yard
Roof	Metal
Construction	Metal Frame

### **Additional Information**

Date Listed	August 4th, 2020
Days on Market	1785
Zoning	industrial

### **Listing Details**

Listing Office	ROYAL LEPAGE SOLUTIONS
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