450163 82 Street E
Rural Foothills County, Alberta

MLS # A1020082

$2,100,000

Division:	Abilds Industrial Park
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	12,000 sq.ft.
Zoning:	industrial

Heating:	Forced Air	**Addl. Cost:**	-
Floors:	Concrete	**Based on Year:**	-
Roof:	Metal	**Utilities:**	-
Exterior:	Metal Frame	**Parking:**	Parking Pad
Water:	-	**Lot Size:**	2.16 Acres
Sewer:	-	**Lot Feat:**	-
Inclusions:	-		

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 .