

96186 434 Avenue E
 Aldersyde, Alberta

MLS # A2125330



\$3,700,000

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	20,000 sq.ft.
Zoning:	LIID
Addl. Cost:	-
Based on Year:	-
Utilities:	Electricity Paid For, Electricity Purchaser to Verify, Heating
Parking:	-
Lot Size:	13.43 Acres
Lot Feat:	Landscaped, Views

Heating: Natural Gas, Radiant

Floors: -

Roof: Metal

Exterior: Other

Water: Well

Sewer: Mound Septic

Inclusions: none

FOR SALE: 13.43 ACRE COMMERCIAL property with a 20,000 sq. ft. Industrial Building fully leased 20 minutes south of Calgary on #2 Highway. Potential to further develop and build on subject to Foothills County approvals. The zoning allows for many discretionary usages including general contractor, light industry, light manufacturing, warehouse sales and more. EXCELLENT Highway VISIBILITY with 350 metres of Hwy. frontage. Great Opportunity to further develop this property with current cash flow.