

**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

Heating:	Natural Gas, Radiant	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Metal	Utilities:	Electricity Paid For, Electricity Purchaser to Verify, Heating
Exterior:	Other	Parking:	-
Water:	Well	Lot Size:	13.43 Acres
Sewer:	Mound Septic	Lot Feat:	Landscaped, Views
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.