# \$3,700,000 - 96186 434 Avenue E, Aldersyde

MLS® #A2125330

### \$3,700,000

0 Bedroom, 0.00 Bathroom, Commercial on 13.43 Acres

NONE, Aldersyde, Alberta

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.

Built in 2009

#### **Essential Information**

MLS® # A2125330 Price \$3,700,000

Bathrooms 0.00
Acres 13.43
Year Built 2009

Type Commercial

Sub-Type Industrial

Status Active

# **Community Information**

Address 96186 434 Avenue E

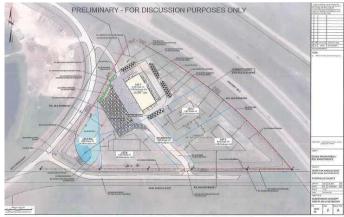
Subdivision NONE

City Aldersyde

County Foothills County

Province Alberta







Postal Code T1V 1M3

#### **Amenities**

Utilities Electricity Paid For, Electricity Purchaser to Verify, Heating Paid For,

Phone At Lot Line, Sewer Connected, Water Paid For

Parking Spaces 50

#### Interior

Heating Natural Gas, Radiant

#### **Exterior**

Lot Description Landscaped, Views

Roof Metal Construction Other

#### **Additional Information**

Date Listed April 26th, 2024

Days on Market 426

Zoning LIID

## **Listing Details**

Listing Office Royal LePage Solutions

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