

# \$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       465

Zoning                LIID

**Listing Details**

Listing Office         Royal LePage Solutions

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