

# \$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        514

Zoning                 LIID

**Listing Details**

Listing Office           Royal LePage Solutions

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