# \$3,600,000 - 450254 82 Street E, Rural Foothills County

MLS® #A2213921

### \$3,600,000

0 Bedroom, 0.00 Bathroom, Commercial on 2.45 Acres

Abilds Industrial Park, Rural Foothills County, Alberta

TANK FARM in ALDERSYDE INDUSTRIAL PARK; formerly utilized as a Bio Diesel plant and recently as Pilot Plant for conversion of wood waste into diesel. 2.45 ACRE SITE with 7200 sf main level INDUSTRIAL BUILDING with offices/shop AND 1700 sf Mezzanine partially developed .The TANK FARM includes 10 permitted Storage Tanks with lights and combined capacity of 1.4 M Litres controlled via Siemens PLC. Property FEATURES; Corner site with 2 accesses /2007 construction /Paved access /High Power/Yard is FULLY FENCED and GRAVELLED with security cameras and remote monitoring throughout the site/as well as high speed internet.



#### **Essential Information**

MLS® # A2213921 Price \$3,600,000

Bathrooms 0.00 Acres 2.45 Year Built 2007

Type Commercial
Sub-Type Industrial
Status Active

## **Community Information**

Address 450254 82 Street E







Subdivision Abilds Industrial Park
City Rural Foothills County

County Foothills County

Province Alberta
Postal Code T0L 1T0

#### **Additional Information**

Date Listed April 24th, 2025

Days on Market 180 Zoning GI

## **Listing Details**

Listing Office Royal LePage Solutions

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.