

# \$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        501

Zoning                 LIID

**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.