

# \$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.

Built in 2007

## 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	63
Zoning	GI

### **Listing Details**

Listing Office	Royal LePage Solutions
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