



PROPERTY	SIZE	SALE/LEASE	TOTAL ASKING PRICE	COMMENTS	CONTACT
<i>Industrial Property For Lease / Sale</i>					
450254 - 82 St E Foothills County  MLS# A2213921	8,900 sq. ft. on 2.45 Acres	SALE	\$3,600,000	<ul style="list-style-type: none"> · Tank Farm in Aldersyde Industrial Park, Rural Foothills County · Formerly utilized as bio diesel plant and recently as pilot plant for con-version of wood waste into diesel · 10 permitted storage tanks with combined capacity of 1.7 M litres, con-trolled via Siemens PLC · 2.45 Acre site with 7,200 SF industrial building with offices/ shop; 1,700 SF partially developed mezzanine · Corner site with paved access, high power, fenced, gravelled 	Barry Harvey 

<i>Investment Property</i>					
450163 - 82 Street E, Foothills  MLS#A1020082	12,000 sq. ft. building on 2.16 Acres	SALE	\$2,100,000	<ul style="list-style-type: none"> · Fully leased 12,000 sq. ft. steel frame shop on 2.16 acres · Clear span steel structure building - 150' X 80' with 20+ ft ceiling; 6 - 14' X 14' overhead doors · Yard fully gravelled with security chain link fence & yard light · Main floor 760 sq. ft. office, 830 sq. ft. mezzanine office · No business taxes and low property taxes · Located north of Cargill Foods with good access onto Hwy #2 · Owner may consider VTB financing 	Barry Harvey 

For further information, please contact:

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