

8,900 SF ON 2.45 ACRES

Industrial



450254 - 82 STREET E

Rural Foothills County, AB

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Royal LePage® Solutions, Brokerage

#205, 264 Midpark Way SE, Calgary, AB T2X 1J6

Independently Owned & Operated

FOR SALE

\$3,600,000

Property Features

- Tank Farm located in Aldersyde Industrial Park, Rural Foothills County
- Formerly utilized as bio diesel plant and recently as pilot plant for conversion of wood waste into diesel
- 10 permitted storage tanks with combined capacity of 1.7 M litres, controlled 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, fully fenced and gravelled
- Taxes - \$51,017.00 (2024)



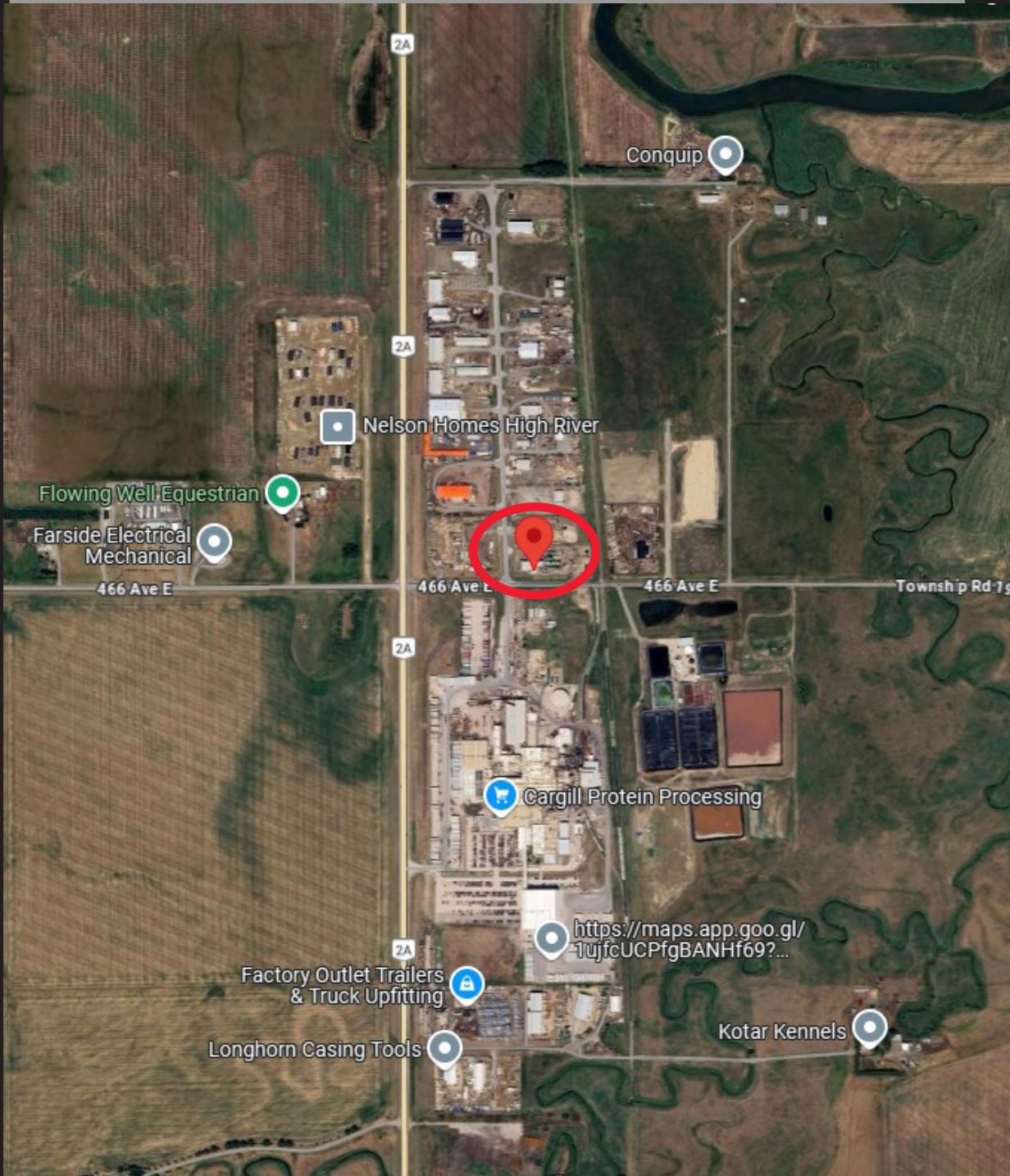
PROPERTY OVERVIEW

PROPERTY PHOTOS



AERIAL

LOCATION MAP



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