

\$3,700,000 - 96186 434 Avenue E, Aldersyde

MLS® #A2125330

\$3,700,000

0 Bedroom, 0.00 Bathroom, 20,000 sqft
Industrial on 13.43 Acres

N/A, 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. (id:6289)

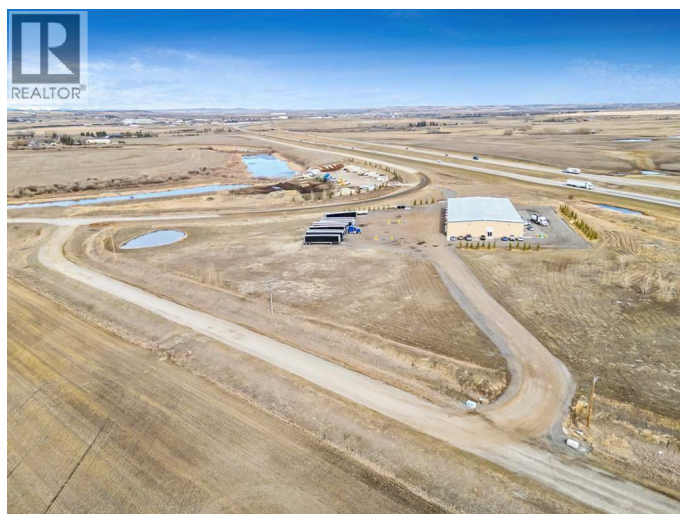
Built in 2009

Essential Information

| | |
|----------------|-------------|
| Listing # | A2125330 |
| Price | \$3,700,000 |
| Bathrooms | 0.00 |
| Square Footage | 20,000 |
| Acres | 13.43 |
| Year Built | 2009 |
| Type | Industrial |
| Sub-Type | Freehold |

Community Information

| | |
|-------------|--------------------|
| Address | 96186 434 Avenue E |
| Subdivision | N/A |
| City | Aldersyde |
| Province | Alberta |
| Postal Code | T1V1M3 |



Amenities

| | |
|----------------|-------|
| Utilities | Sewer |
| Parking Spaces | 50 |
| View | View |

Interior

| | |
|---------|--------------------------|
| Heating | Natural gas Radiant heat |
|---------|--------------------------|

Exterior

| | |
|-------------------|------------|
| Exterior Features | Landscaped |
|-------------------|------------|

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|



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Listing information last updated on October 13th, 2025 at 11:46am CDT