

\$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	116
Zoning	GI

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.