

# FOR SALE

## INDUSTRIAL PROPERTY WITH LAND & HOME/OFFICE

338067 - 1064 DR E  
ALDERSYDE, AB



**\$2,500,000**

List Price

### PROPERTY HIGHLIGHTS

- Welcome to a property that seamlessly integrates comfort and functionality for a thriving work-life balance.
- Unleash your business potential with a spacious shop that spans +3,068 square feet, set on an expansive 7.4-acre parcel of land with a ± 891 square foot cozy home/office in Aldersyde, Alberta.
- Power is no limitation with a robust 125-amp, 600Y 247V supply and this property is primed for light industrial activities, thanks to its DC#27 zoning approval.
- What's more, a brand-new commercial well, sanctioned for a 20,000-square-foot shop, ensures your operations are well-supported.

**Ria Mavrikos**, Associate  
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[www.crealberta.ca](http://www.crealberta.ca)





**LEGAL ADDRESS**  
Plan 0012098, Block 1

**SITE AREA**  
± 7.4 Acres

**BUILDINGS**  
± 3,068 SF Shop  
± 891 SF Home/Office

**PROPERTY TAXES**  
\$4,755.43 (2023 actual)

**POWER**  
125AMPS 600Y 247V

**CURRENT ZONING**  
DC#27 - Approved for Light Industrial

**AVAILABILITY**  
Immediately

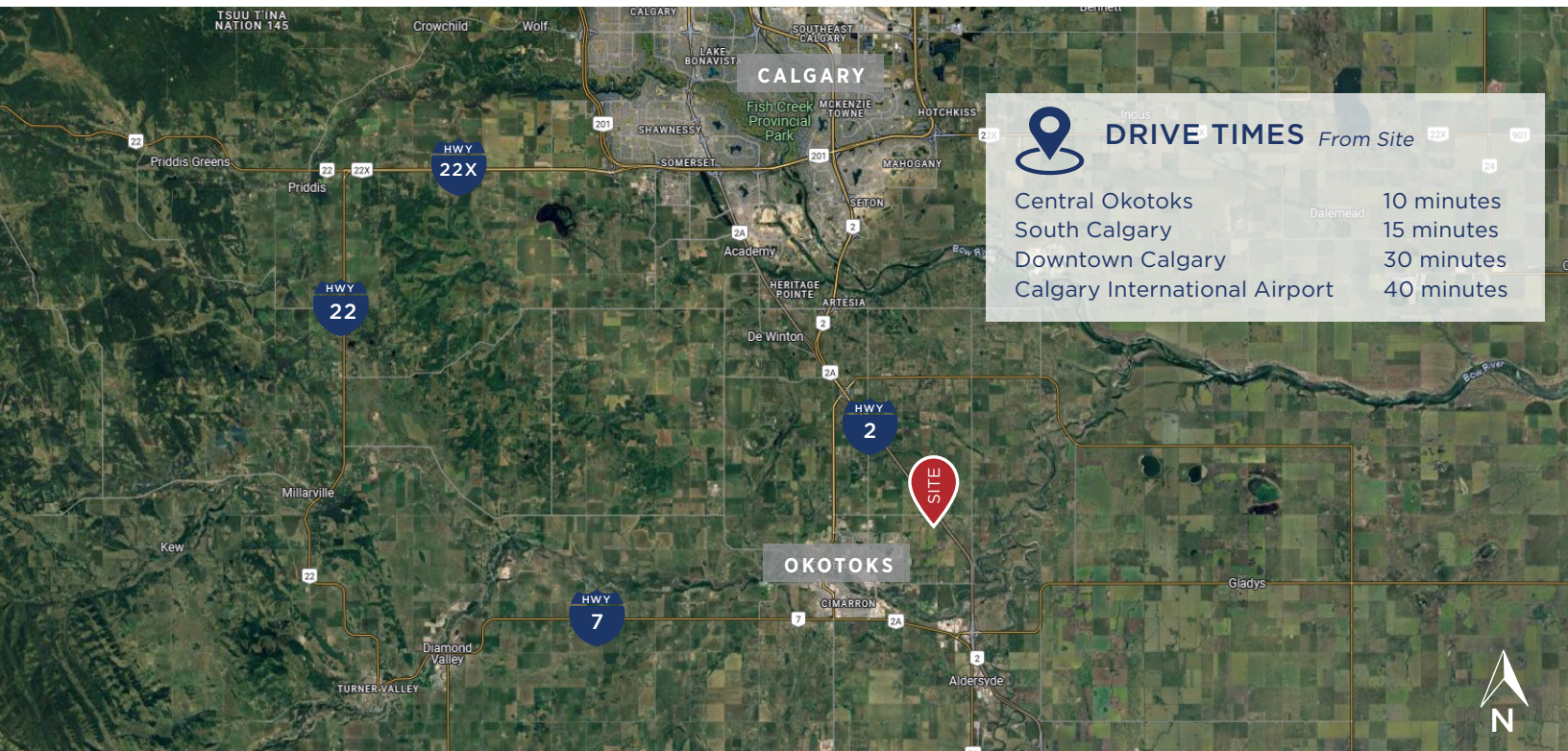




Nestled in the picturesque foothills of the Canadian Rockies, Aldersyde, Alberta, is a charming community that embodies the rustic beauty and tranquility of rural living. Located just a short drive south of Calgary, Aldersyde offers a serene escape from the bustling city life while maintaining convenient access to urban amenities. With its sprawling landscapes, rolling hills, and a sense of close-knit community, Aldersyde beckons residents and visitors alike to experience the warmth of small-town living against the stunning backdrop of Alberta's natural wonders. As you explore Aldersyde, you'll discover a place where the pace is a bit slower, the people are friendly, and the spirit of Alberta's frontier heritage is alive and well.



OKOTOKS



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