

**For  
Sale/Lease**

96169 - 2341 Drive E  
Near Aldersyde, AB

**Price  
Reduced!**



## COMMENTS

- This 13 acre plot of land and 20,000 sf clear span building is an excellent location for a rural warehouse, storage or shop facility.
- Located adjacent to Highway #2 approximately 10 kilometers south of Okotoks the property is highly visible and offers easy accessibility.
- The building interior is clear span with a concrete floor and can be customized according to the six 16 foot drive-in doors.

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# For Sale/Lease

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## PROPERTY DESCRIPTION

**For Sale:** Land and building  
**Location:** 10 km south of Okotoks. Adjacent to Highway #2  
**Legal description:** Meridian 4; Range 28; Township 20; Section 5; Quarter SE  
**Municipality:** MD of Foothills #31  
**Area:** 13.43 Acres (5.437 hectares)  
**Building:** 20,000 sf shop / warehouse facility.  
21 foot clear span interior.  
Six 16 ft motorized drive-in doors.  
**Zoning:** CR  
**Price:** \$2,400,000  
**Services:** Gas & 3-phase power to the building  
**Rent:** Market

## INTERIOR



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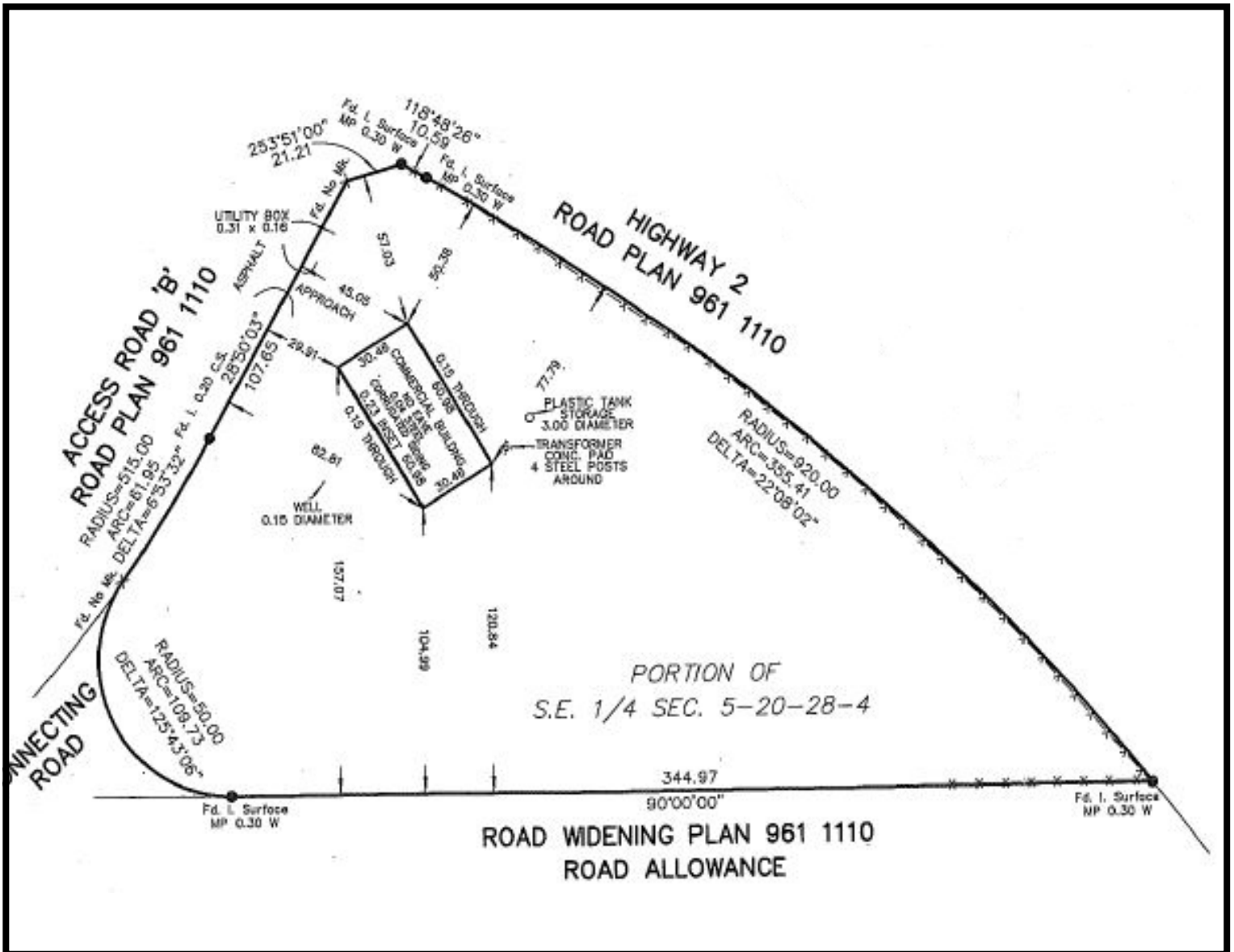
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