

\$1,000 - 402086 81 Street E, Rural Foothills County

MLS® #A2140298

\$1,000

0 Bedroom, 0.00 Bathroom,
Commercial on 4.94 Acres

NONE, Rural Foothills County, Alberta

THIS IS A COURT APPROVED SALE PROCESS MANAGED BY ALVAREZ & MARSAL CANADA INC. (the "Receiver"). THERE IS NO OFFICIAL LISTING PRICE AS THE PROPERTY IS BEING OFFERED THROUGH A COURT APPROVED BIDDING PROCESS. Please ask the Listing Brokerage for details of court approved bid process. Time is of the essence with a Phase 1 Bid Deadline of July 5th, 2024.

Freestanding manufacturing & fabrication building of 63,495 SF on 4.94 acres; 2 Crane runways with multiple cranes. Crane capacity up to 30-ton; Sump and trench drains throughout; 3 make-up air units; Sprinklered building; 15-minute drive to Calgary city limit. Lower property taxes in Foothills County relative to Calgary. Access to Highway 2A and QE Highway 2; Proven Labour pool as previous metal fabricator, Lyncorp Manufacturing Ltd. had 75 employees on 2 shifts at peak; CWB (Canadian Welding Bureau) certified welding shop; Property on town water from High River; Multiple drive-in and drive-thru doors from 18ft. by 18ft. to 30 ft. by 30 ft; Paint booth to remain as included in sale. This property is approximately 15 minutes South of Calgary city limits. Confidentiality Agreement available on request for access to Due Diligence materials.



Notice: GD Auctions & Appraisals is holding an onsite review of auction items at the Property from 9am to 5pm on June 19th, 2024.

Built in 2013

Essential Information

MLS® #	A2140298
Price	\$1,000
Sold Price	\$8,700,000
Bathrooms	0.00
Acres	4.94
Year Built	2013
Type	Commercial
Sub-Type	Industrial
Status	Sold

Community Information

Address	402086 81 Street E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L0A0

Interior

Heating	In Floor, Natural Gas
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Exterior

Roof	Metal
Construction	Metal Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 14th, 2024
Date Sold	October 16th, 2024

Days on Market	124
Zoning	HMI
HOA Fees	0.00

Listing Details

Listing Office CDN Global Advisors Ltd.

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