



THE
A-TEAM

**RE/MAX
FIRST**

2 & # 72 # 2 & # 72 Highway, Rural Rocky View County T4A 2X7

MLS® #: **A1235902** Area: **NONE** Listing Date: **07/05/22** List Price: **\$1,500,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Land**
 Sub Type: **Commercial Land**
 City/Town: **Rural Rocky View County**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **1,817,758 sqft**
 Lot Shape: **746.84 x 227.62**
 Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **0**
 Low Sqft:
 Ttl Sqft:

DOM

869
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:
Parking
 Ttl Park: **0**
 Garage Sz:

Utilities and Features

Roof:
 Heating:
 Sewer: **Septic Needed**
 Ext Feat:
 Construction:
 Flooring:
 Water Source:
None
 Fnd/Bsmt:
 Kitchen Appl:
 Int Feat:
 Utilities: **Electricity Available,Natural Gas Available**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> <u>Legal/Tax/Financial</u>	<u>Level</u>	<u>Dimensions</u>
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Title: Zoning:

Fee Simple

A-General

Legal Desc:

2012116

Remarks

Pub Rmks:

Excellent opportunity to acquire approximately 42 acres of land fronting on to # 2 highway next to highway # 72 overpass .There is a paved service road coming from Airdrie running parallel with # 2 highway that service the properties on the east side of # 2 highway up to the overpass .This is good solid ground with a gentle slope towards the highway creating good exposure to highway # 2 . There is close to \$ 10,000 in revenue attached to this property regarding the crop and gas lease.. There are properties next to this parcel being rezoned for alternate uses at this time . Opportunity knocks. Owner may be willing to discuss terms.

Inclusions:

none

Property Listed By:

MAXWELL CAPITAL REALTY

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123