



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

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

DOM
900
Layout
Beds: 0
Baths: 0.0 (0 0)
Style:
Parking
Ttl Park: 0
Garage Sz:

Access:
Lot Feat:
Park Feat:

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

Table with 5 columns: Room, Level, Dimensions, Room Legal/Tax/Financial, Level, Dimensions

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