



THE
A-TEAM

**RE/MAX
FIRST**

252117 RANGE ROAD 281 , Rural Rocky View County T1Z 0E9

MLS® #: **A2006988** Area: **NONE** Listing Date: **10/13/22** List Price: **\$2,400,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Land**
 Sub Type: **Industrial Land**
 City/Town: **Rural Rocky View County**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **1,742,400 sqft**
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

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

DOM

832
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Parking
 Ttl Park: **0**
 Garage Sz:

Utilities and Features

Roof:
 Heating:
 Sewer: **Septic Field,Septic Tank**
 Ext Feat:
 Kitchen Appl:
 Int Feat:
 Utilities: **Electricity Available,Natural Gas Available**

Construction:
 Flooring:
 Water Source:
 Fnd/Bsmt:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> Legal/Tax/Financial | <u>Level</u> | <u>Dimensions</u> |
|-------------|--------------|-------------------|------------------------------------|--------------|-------------------|
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Title: **Fee Simple** Zoning: **RF (Ranch and Farm)**
 Legal Desc:

Remarks

Pub Rmks: **Discover an incredible opportunity in the heart of industrial growth! This expansive 40-acre lot is part of the approved Conrich Area Structure Plan, promising a thriving future for your business endeavours. The package includes a recently updated house and shop, providing a comfortable and convenient workspace. At an unbeatable price of just \$60,000 per acre, this is a remarkable deal that ensures you'll maximize your investment. But that's not all - an adjacent lot is also available, offering the potential for a rail spur, further enhancing the logistics of your operations. Seize the moment and secure your business's future on this prime industrial parcel today!**

Inclusions: **None**

Property Listed By:

Terradigm Brokers

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