

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

NONE 10/13/22 MLS®#: A2006988 Area: Listing List Price: **\$2,400,000**

Status: Active **Rocky View County** Change: County: None Association: Fort McMurray

Date:

Year Built:

Lot Sz Ar:

Lot Shape:

Access: Lot Feat: Park Feat:

Lot Information

General Information

Prop Type: Land Sub Type: **Industrial Land**

Rural Rocky View City/Town:

> County 0 Abv Saft: 0 Low Sqft:

Finished Floor Area

Ttl Sqft:

1,742,400 sqft

<u>Parking</u>

DOM 800

Layout

Beds:

Baths:

Style:

Ttl Park: 0

0.0 (0 0)

Garage Sz:

Utilities and Features

Roof: Construction:

Heating: Flooring: Sewer: Septic Field, Septic Tank Water Source:

Ext Feat: Fnd/Bsmt:

Kitchen Appl: Int Feat:

Legal Desc:

Utilities: Electricity Available, Natural Gas Available

Room Information

Room Level **Dimensions** Room <u>Level</u> Dimensions Legal/Tax/Financial

Title: Zoning:

RF (Ranch and Farm)

Fee Simple

Remarks

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