



THE
A-TEAM

**RE/MAX
FIRST**

0 208 Street, Rural Foothills County T1V1M7

MLS® #: **A2061570**

Area:

Listing Date: **06/26/23**

List Price: **\$1,349,000**

Status: **Active**

County: **Foothills County**

Change: **-\$151k, 20-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Agri-Business**
Sub Type: **Agriculture**
City/Town: **Rural Foothills County**

Year Built: **0**
Lot Information
Lot Sz Ar: **6,969,600 sqft**
Lot Shape:

Access:
Lot Feat: **Farm**
Park Feat:

Finished Floor Area

Abv Sqft: **0**
Low Sqft:
Ttl Sqft:

DOM

328
Layout
Beds: **0**
Baths: **0.0 (0 0)**
Style:

Parking

Ttl Park: **0**
Garage Sz:

Utilities and Features

Roof:
Heating:
Sewer:
Ext Feat:
Kitchen Appl: **None**
Int Feat:
Utilities:

Construction:
Flooring:
Water Source:
Fnd/Bsmt:

Room Information

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

Title: **Fee Simple**
Legal Desc:
Zoning: **farmland**

Remarks

Pub Rmks: **Full 160 acres, all of it cultivated; good quality, zoned agricultural land. 22 minutes from the city limit. It has an unrestricted view of the City of Calgary. generate good crops with a well-balanced PH - all fenced and cultivated currently generating \$20000 of yearly gross income to be renegotiated by year's end from a long-term tenant wanting to stay. This offering would be most suitable as a holding investment with good potential in the future for increased value. The Sellers are motivated and are open to offers.**

Inclusions:
Property Listed By:

none
CIR REALTY

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

