



THE A-TEAM

RE/MAX FIRST

0 208 Street, Rural Foothills County T1V1M7

MLS@#: A2061570 Area: Listing 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

544
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

Table with 6 columns: Room, Level, Dimensions, Room Legal/Tax/Financial, Level, Dimensions

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 Calgary 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 from a long-term tenant wanting to stay. The current owners will consider offers on a regular sale. 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. Exact location when pasted on Google Earth: SW of 21 exact location: 50° 47' 39.04" N 113° 41'

Inclusions:
Property Listed By:

32.52" W
none
CIR REALTY

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

