



THE
A-TEAM

**RE/MAX
FIRST**

272151 RANGE ROAD 292 , Airdrie T4A 0G2

MLS® #: **A2081178**

Area: **NONE**

Listing Date: **09/15/23**

List Price: **\$2,149,000**

Status: **Pending**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Land

Sub Type:

Residential Land

City/Town:

Airdrie

Year Built:

0

Lot Information

Lot Sz Ar:

642,510 sqft

Lot Shape:

Level, Rectangular Lot

Access:

Paved Road

Lot Feat:

Level, Rectangular Lot

Park Feat:

Finished Floor Area

Abv Sqft: **0**

Low Sqft:

Ttl Sqft:

DOM

433

Layout

Beds: **0**

Baths: **0.0 (0 0)**

Style:

Parking

Ttl Park: **0**

Garage Sz:

Utilities and Features

Roof:

Construction:

Heating:

Flooring:

Sewer:

Water Source:

Ext Feat:

Well

Fnd/Bsmt:

Kitchen Appl:

Int Feat:

Utilities:

Room Information

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

Title:

Fee Simple

Legal Desc:

8510752

Zoning:

RR-4

Remarks

Pub Rmks: **Alberta is back and opportunity knocks for You! The City of Airdrie has initiated a North Highland Park Land Use Planning initiative to engage landowners and seek input for future land uses (light industrial or commercial). And a recent Industrial Business and Direct Control development has been approved on the adjacent property to the south which provides a road allowance from Costco at Highland Park Lane directly to the middle of the 14.75 acre Property. This property is on pavement immediately north of Highland Park Industrial (home to the Costco Wholesale Distribution Centre, Cam Clark Ford, UFA, TransCanada Turbines), with quick easy access via Hamilton Boulevard to Highway 567, QE II Highway and the North Service Road to flow freely between Calgary, Airdrie and northern Alberta.**

Only 15 minutes from Calgary International Airport, and 10 minutes from Cross Iron Mills in Balzac. The City of Airdrie offers a diverse young skilled labour force, excellent restaurant and lifestyle amenities, and lower property taxes. Currently zoned Rural Residential-4 with a water well and fenced perimeter, and Phase I Environmental Site Assessment is completed. Dimensions are more or less 330 feet wide X 1,952 feet deep. Existing commercial development in the area include RV storage, RV repair, and Direct Control businesses. Come and check out the possibilities for you, your home business or transitional use and plan for the future! GST applicable.

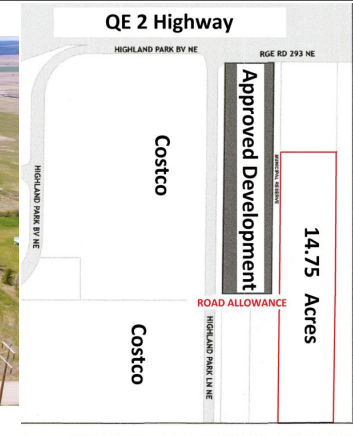
Inclusions:
Property Listed By:

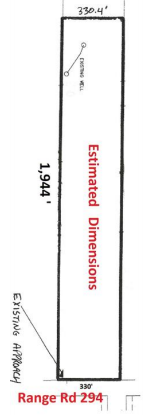
NA
LEGACY REAL ESTATE SERVICES

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



Airdrie, Alberta | 14.75 acres | Within City Limits





ROAD PLAN - location

