

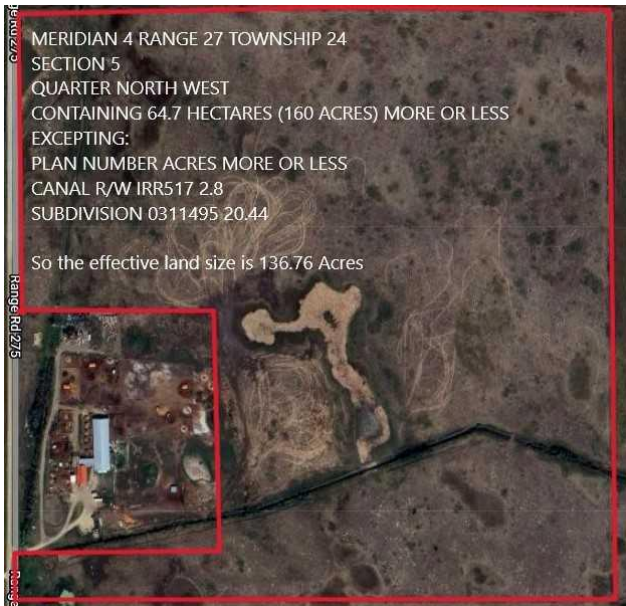


THE
A-TEAM

**RE/MAX
FIRST**

240142 RR 275 , Rural Rocky View County T0J1X0

MLS® #: **A2084493** Area: **NONE** Listing Date: **09/29/23** List Price: **\$4,488,000**
 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: **5,957,265 sqft**
 Lot Shape:

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

DOM

449
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Parking

Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat:

Utilities and Features

Roof: Construction:
 Heating: Flooring:
 Sewer: Water Source:
 Ext Feat: Fnd/Bsmt:
 Kitchen Appl:
 Int Feat:
 Utilities:

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: Zoning:

Fee Simple

AG

Legal Desc:

Remarks

Pub Rmks: **136 acres of land, 1.6km from Hwy 1. On the proposed Sunbelt The Sunbelt is an opportunity for four municipalities (Chestermere, Rocky View County, Wheatland County and Strathmore), the Provincial government, and the land and business owners in the area to work together on AIC (Agricultural Industry Corridor) which will increase the tax revenue of each municipality. Under the Sunbelt Plan, each municipality will collect its own taxes and enjoy an ever increasing source of income. This is definitely a win-win situation for everyone involved, land owners included. De Havilland Canada already purchased land in the area and proposed a manufacturing and assemble hub with a test flight runway which will create hundreds of jobs during the development phase, along with the estimated 1,500 jobs De Havilland Field would generate. Wheatland County council passed second and third reading to make textual amendments to its West Highway 1 Area Structure Plan and Land Use Bylaw for the proposed De Havilland Field aircraft manufacturing facility. The industrial land near the De Havilland is selling at \$300k/ac. We are offering at a fraction of the price (1/10th). The subject land is currently zoned AG, usage such as mushroom farm or growing vegetables are ideal. Hold it while waiting for multifold appreciation should be the goal, ideal place to park your money. It will appreciate, just a matter of how soon, the province already spent millions for building an interchange at Hwy 1 and Hwy 797. To improve traffic for the anticipated commercial activities in the area. Take action today, call your favorite realtor.**

Inclusions: **N/A**
Property Listed By: **First Place Realty**

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