



THE
A-TEAM

**RE/MAX
FIRST**

251066 RANGE ROAD 282 Road, Rural Rocky View County T1Z 0P3

MLS® #: **A2091371** Area: **NONE** Listing Date: **11/03/23** List Price: **\$8,900,000**
Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Land**
Sub Type: **Commercial Land**
City/Town: **Rural Rocky View County**

Year Built: **0**
Lot Information
Lot Sz Ar: **6,456,027 sqft**
Lot Shape:

Access: **Gravel Road**
Lot Feat: **Farm, Level**
Park Feat:

Finished Floor Area

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

DOM

198
Layout
Beds: **0**
Baths: **0.0 (0 0)**
Style:

Parking

Ttl Park: **0**
Garage Sz:

Utilities and Features

Roof:
Heating:
Sewer:
Ext Feat: **None**
Kitchen Appl:
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>
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Legal/Tax/Financial

Title: **Fee Simple**
Legal Desc:
Zoning: **A-GEN**

Remarks

Pub Rmks: **Future Industrial Development Land for sale! Located within the Conrich Area Structure Plan and is designated for future Heavy Industrial use. Situated along Range Road 282, the property is minutes away from CN Calgary Logistics Park and other future industrial parks. The ASP requires that all development be fully serviced and since the property is currently being rezoned to allow for development, both water and wastewater services will soon be very close. Low property tax compared to Chestermere and Calgary. Located less than 10 minutes away from Conrich, 15 minutes from Chestermere and 30 minutes away from Calgary.**

Inclusions: N/A
Property Listed By: RE/MAX COMPLETE REALTY

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

