



THE
A-TEAM

**RE/MAX
FIRST**

GLENMORE TRAIL TWP RD 234 , Rural Rocky View County T0J1X1

MLS® #: **A2092485**

Area: **NONE**

Listing Date: **11/08/23**

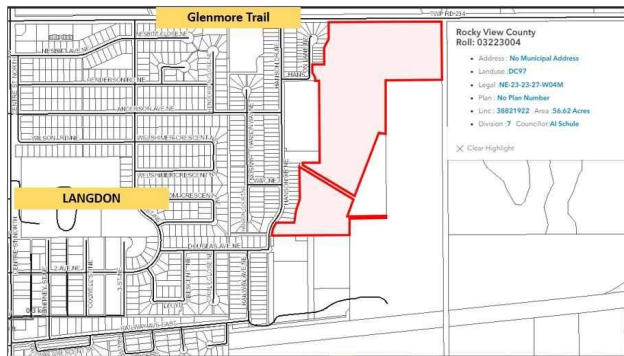
List Price: **\$3,999,999**

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**

Finished Floor Area

Abv Sqft: **0**

Low Sqft:

Ttl Sqft:

Year Built:

0

Lot Information

Lot Sz Ar:

2,466,367 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

DOM

193

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:
Int Feat:
Utilities:

Construction:
Flooring:
Water Source:
Fnd/Bsmt:

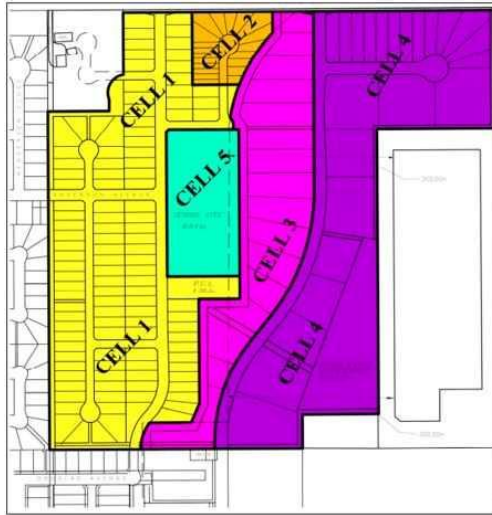
Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> <u>Legal/Tax/Financial</u>	<u>Level</u>	<u>Dimensions</u>
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Title: Fee Simple	Zoning: DC97
Legal Desc:	

Remarks

Pub Rmks:	56.62 Acres of Prime Commercial land with frontage on Glenmore Trail/Township Rd 234. Existing land use allows for variety of Commercial and Industrial uses including manufacturing, retail, warehouses, auctioneering, RV storage, mini storage, religious assembly, Cemetery and Interment Services, Automotive Equipment and Vehicle Services, etc (see pictures). Property located in close proximity to the new 1500-acre De Havilland Field Aircraft. Ideal for holding or development. Only 10 minutes from City of Calgary's Eastern boundary.
Inclusions:	N/A
Property Listed By:	Creekside Realty



Development Cell 4 – Business Light Industrial

- a) Agricultural Support Services
- b) Animal Health Care Services
- c) Auctioneering Services
- d) Automotive Equipment and Vehicle Services
- e) Cemetery and Interment Services
- f) Commercial Communication Facilities – Type “A”, Type “B”
- g) One Dwelling Unit accessory to the principal business use
- h) Garden Center
- i) General Industry Type 1
- j) Indoor Participant Recreation Services
- k) Mini Storage
- l) Offices
- m) Outdoor Participant Recreation Services
- n) Recreational Vehicle Storage
- o) Warehouse
- p) Wholesale Outlet
- q) Signs

Development Cell 3 – Business Commercial

- a) Animal Health Care Services
- b) Automotive Equipment and Vehicle Services
- c) Commercial Communication Facilities – Type “A”, Type “B”
- d) Drinking Establishment
- e) One Dwelling Unit accessory to the principal business use
- f) Garden Centre
- g) Health Care Services
- h) Indoor Participant Recreation Services
- i) Light Manufacturing
- j) Personal Service Business
- k) Office
- l) Religious Assembly
- m) Restaurants
- n) Retail Store
- o) Warehouse
- p) Wholesale Outlet
- q) Signs