



THE
A-TEAM

**RE/MAX
FIRST**

HIGHWAY 9 , Rural Rocky View County T4A 1J4

MLS® #: **A2094183** Area: **NONE** Listing Date: **11/18/23** List Price: **\$700,000**
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: **2,334,380 sqft**
Lot Shape:

Access:
Lot Feat:
Park Feat:

Finished Floor Area

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

DOM

183
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

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Title: **Fee Simple** Zoning: **A Gen**
Legal Desc: **1910198**

Remarks

Pub Rmks: **Definetly high profile, this property provides an outstanding opportunity to get a foothold in Aberta's burgeoning land-only market with a top quality piece of land. Properties of this quality are seldom available close to Calgary as buyers know. The land fronts onto Highway #9 and is completely surrounded and accessed by paved roads. Features include 51 acres of cultivated #2 soil that can be leased each year at the going lease rate of approximately \$93.00 pa. It has a gas well income of \$2200.00 per annum. A freshwater creek crosses the property from south to north. This land is gently rolling, it is pretty and it has all the attributes to**

Inclusions:

accommodate a multitude of undertakings from farming to industrial, to purely a great investment. Call your realtor today.

Property Listed By:

None

RE/MAX REAL ESTATE (MOUNTAIN VIEW)

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