

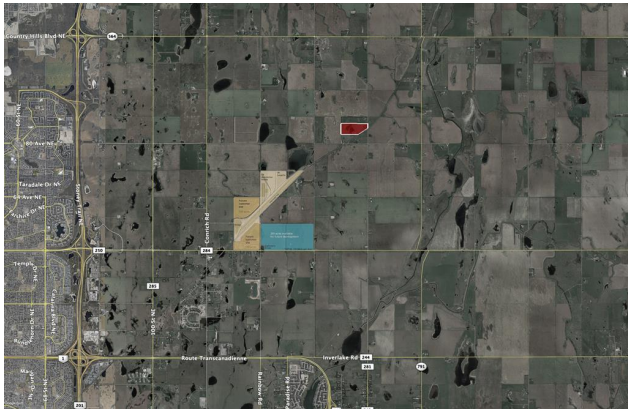


THE A-TEAM

RE/MAX FIRST

252081 RANGE ROAD 281 , Rural Rocky View County T1Z 0E9

MLS® #: A2095367 Area: NONE Listing Date: 11/27/23 List Price: \$3,600,000
Status: Active County: Rocky View County Change: None Association: Fort McMurray



General Information

Prop Type: Land Industrial Land
Sub Type: Rural Rocky View County
City/Town:
Year Built: 0
Lot Information
Lot Sz Ar: 2,639,736 sqft
Lot Shape:

Access:
Lot Feat:
Park Feat:

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

DOM
495
Layout
Beds: 0
Baths: 0.0 (0 0)
Style:
Parking
Ttl Park: 0
Garage Sz:

Utilities and Features

Roof:
Heating:
Sewer: Septic Field, Septic Tank
Ext Feat:
Kitchen Appl:
Int Feat:
Utilities: Electricity at Lot Line, Natural Gas at Lot Line

Construction:
Flooring:
Water Source:
Fnd/Bsmt:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Includes sub-headers for Legal/Tax/Financial.

Title: Fee Simple
Legal Desc:
Zoning: RF

Remarks

Pub Rmks: Embark on a lucrative business venture with this exceptional 60.6-acre future industrial parcel, strategically located within the County-approved Conrich Area Structure Plan. Nestled northeast of the CN Calgary Logistics Park, the property boasts the potential for direct rail access, offering unparalleled connectivity for your operations. Priced attractively at just under \$60,000 per acre, this represents an outstanding deal for savvy investors and businesses looking to thrive in a burgeoning industrial landscape. Enhance your logistical capabilities even further with the option to acquire the adjacent 40-acre lot. Seize this moment to secure a

prime piece of the future industrial hub and propel your business to new heights!

Inclusions:

None

Property Listed By:

Terradigm Advisors North

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