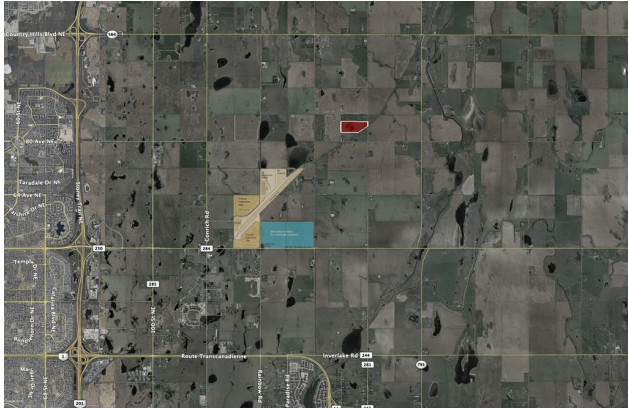




**252081 RANGE ROAD 281 , Rural Rocky View County T1Z 0E9**

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

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

DOM

**453**  
Layout  
 Beds: **0**  
 Baths: **0.0 (0 0)**  
 Style:

Parking

Ttl Park: **0**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat:

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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

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 Brokers**

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