



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**

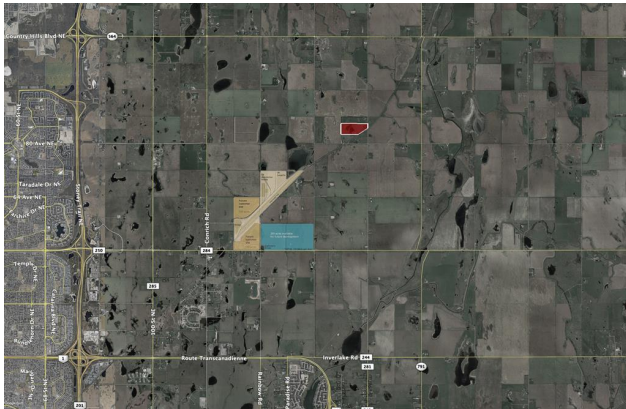
List Price: **\$3,600,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Land

Sub Type:

Industrial Land

City/Town:

Rural Rocky View

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

174

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

Room

Level

Dimensions

Room

Level

Dimensions

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

Inclusions:
Property Listed By:

prime piece of the future industrial hub and propel your business to new heights!
None
Terradigm Brokers

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

