



THE
A-TEAM

**RE/MAX
FIRST**

242233 RANGE ROAD 272 #A, Rural Rocky View County T0M 0T0

MLS®#: **A2106339** Area: **NONE** Listing Date: **02/07/24** List Price: **\$3,500,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Land**
 Sub Type: **Residential Land**
 City/Town: **Rural Rocky View County**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **3,006,075 sqft**
 Lot Shape:

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

DOM

330
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Parking

Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat:

Utilities and Features

Roof: Construction:
 Heating: Flooring:
 Sewer: Water Source:
 Ext Feat: Fnd/Bsmt:
 Kitchen Appl:
 Int Feat:
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: Zoning: **AG**
Fee Simple
 Legal Desc:

Remarks

Pub Rmks: **GREAT LOCATION FOR TRUCK ROUTES, WAREHOUSING, TRUCK STOP OR OTHER BUSINESS REQUIRING EASY ACCESS TO MAJOR HIGHWAYS IN ALL DIRECTIONS. Located on the corner of #1 highway (East and West) and #9 (North and South). 70+- acres 2 houses need major TLC, and 7 large metal storage buildings,**

**Previously used as a turkey farm but more recently as a storage facility. Many potential uses including potential sub-division.NEED ACCESS TO TRUCK ROUTES?
NEED STORAGE? Call your Realtor now and tour this property.**

Inclusions:

None

Property Listed By:

RE/MAX iRealty Innovations

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