



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:

Access:  
 Lot Feat:  
 Park Feat:

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

DOM

**288**  
Layout  
 Beds: **0**  
 Baths: **0.0 (0 0)**  
 Style:

Parking

Ttl Park: **0**  
 Garage Sz:

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: **Fee Simple**      Zoning: **AG**  
 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**

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