



THE
A-TEAM

**RE/MAX
FIRST**

Lot 1 TWP RD 290 , Rural Rocky View County T0M 0S0

MLS®#: **A2125955** Area: **NONE** Listing Date: **04/26/24** List Price: **\$599,000**
 Status: **Pending** 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: **454,330 sqft**
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

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

DOM

281
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:

Natural Gas Not Paid,Water Not Paid,Electricity at Lot Line,Natural Gas Available,Sewer Not Available

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
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Legal/Tax/Financial

Title:	2311474	Zoning:	I-HVY	
Fee Simple				
Legal Desc:				Remarks
Pub Rmks:	Location, Location! This 10.43 acres is located across the road from the Town of Crossfield1 Zoned I-HVY (Industrial Heavy). Check out Rocky View County's Zoning Bylaws. This parcel has no building commitment's and maybe further sub-divided? Discretionary uses would be a residence but most (should be) applied for when making a development application for your business. GST is applicable. * Disclosure: Taxes are a guess as the property has not yet been assessed.			
Inclusions:	None			
Property Listed By:	CIR Realty			

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