



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: **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**

Finished Floor Area

Abv Sqft: **0**

Low Sqft:

Ttl Sqft:

Year Built:

0

Lot Information

Lot Sz Ar:

454,330 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

DOM

23

Layout

Beds: **0**

Baths: **0.0 (0 0)**

Style:

Parking

Ttl Park: **0**

Garage Sz:

Utilities and Features

Roof:

Heating:

Sewer:

Ext Feat:

Kitchen Appl:

Int Feat:

Utilities:

Construction:

Flooring:

Water Source:

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

Title:

Fee Simple

Zoning:

I-HVY

Legal Desc:

2311474

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