



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**271016 TWP RD 264 , Irricana T0M1B0**

MLS®#: **A2129718**      Area: **NONE**      Listing Date: **05/07/24**      List Price: **\$1,900,000**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Land**  
 Sub Type: **Industrial Land**  
 City/Town: **Irricana**  
 Year Built: **0**  
Lot Information  
 Lot Sz Ar: **400,752 sqft**  
 Lot Shape:

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

DOM

**210**  
Layout  
 Beds: **0**  
 Baths: **0.0 (0 0)**  
 Style:

Parking

Ttl Park: **0**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat:

Utilities and Features

Roof:  
 Heating:  
 Sewer:  
 Ext Feat:  
 Kitchen Appl:  
 Int Feat:  
 Utilities:

Construction:  
 Flooring:  
 Water Source:  
 Fnd/Bsmt:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
------	-------	------------	------	-------	------------

Title:  
**Fee Simple**

Zoning:  
**C-LRD Commercial**

Legal Desc:

**Meridian 4**

Remarks

Pub Rmks: **9.2 acre of industrial / commercial land for sale south of Biseker just off Hwy 9. Zoned for wide variety of Automotive, Equipmentand Vehicle Services. Agricultural Support Services, Animal Health Care Services, Auctioneering Services, Cemetery. General Industrial Type I, General Industry II, Health Care Services, Storage and Warehouse . Plus many more permitted use.**

Inclusions:

**None**

Property Listed By:

**BluePoint Realtors**

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