



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**291143 TOWNSHIP ROAD 270 , Airdrie T4B 2A4**

MLS®#: **A2134284**

Area: **NONE**

Listing Date: **06/18/24**

List Price: **\$2,490,000**

Status: **Pending**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Land**

Sub Type:

**Commercial Land**

City/Town:

**Airdrie**

Year Built:

**0**

Finished Floor Area

Abv Sqft: **0**

Low Sqft:

Ttl Sqft:

Lot Information

Lot Sz Ar:

**422,096 sqft**

Lot Shape:

**660' x 660**

DOM

**155**

Layout

Beds:

**0**

Baths:

**0.0 (0 0)**

Style:

Parking

Ttl Park:

**0**

Garage Sz:

Access:

**Airport Nearby, Direct Access, On Major Traffic Route, Paved Road, See Remarks**

Lot Feat:

**Cleared, Few Trees, Level**

Park Feat:

Utilities and Features

Roof:

Construction:

Heating:

Flooring:

Sewer:

Water Source:

Ext Feat:

**Well**

Fnd/Bsmt:

Kitchen Appl:

Int Feat:

Utilities:

**Electricity Paid For, Propane**

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

Zoning:

**F (ASP approved)**

Remarks

Pub Rmks:

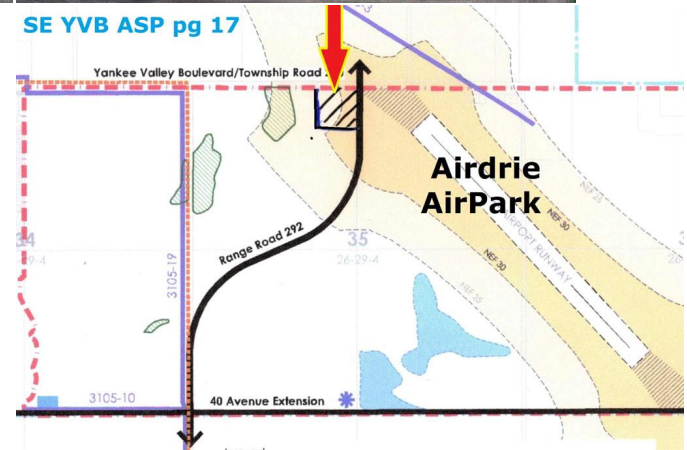
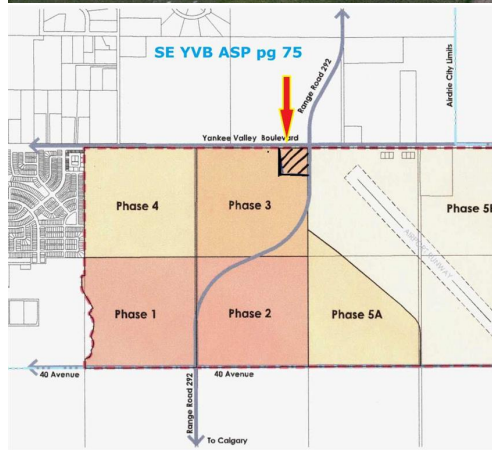
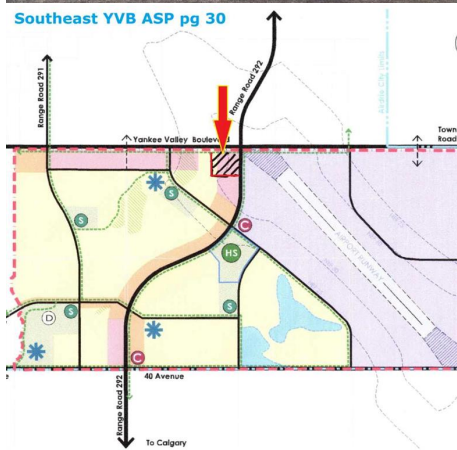
**Come and check out the excellent current and future Opportunities: 9.69 Acres inside the City of Airdrie, Alberta • Approved City of Airdrie Interim Use Area with a**

multiple variety of interim business uses • Located on paved Yankee Valley Boulevard adjacent to Airdrie AirPark • Within the Southeast Yankee Valley Boulevard Community Area Structure Plan (Phase 3). • SE YVB ASP is showing future Commercial/Mixed Use and the proposed future Range Road 292 re-alignment provides excellent north-south access to Yankee Valley Boulevard east-west access • Surrounded by Developer owned properties Located within one of Canada's fastest growing cities and ideal for interim business uses (by approval) while you wait for excellent future development potential. Primarily land value, there are a variety of old derelict buildings and a very old "home" with addition, and old mobile home, all of which are sold "as is". Come and check out the opportunities! Call for more details.

Inclusions:  
Property Listed By:

NA  
Yates Real Estate Ltd

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



**Interim Land Uses**

(4) For any site identified as an Interim Use Area in Map 7, in addition to Uses allowed by the underlying District and universal Land Use Permissions defined within Section 8.4, the following are considered Discretionary Land Uses:

<b>Discretionary Land Uses</b> <i>Under authority of the Development Officer</i>	<b>Discretionary Land Uses</b> <i>Under authority of the Planning Commission</i>
Auctioning Service	Cannabis Facility
Commercial School	Funeral Service, Limited
Government Service	Funeral Service, General
Heavy Vehicle Sales and Leasing	Indoor Recreation, General
Indoor Recreation, Limited	Industrial Distribution
Industrial Agriculture and Production	Industrial Manufacturing and Operations
Industrial Service and Sales	Laboratory, General
Outdoor Recreation Facility	Laboratory, Limited
Public Assembly, General	Public Assembly, Major
Public Assembly, Limited	Salvage Yard
RV Storage	Special Recreation Facility
Storage Facility, Outdoor	Storage Facility, Indoor
Temporary Storage	Storage Facility, Public
Vehicle Sales and Leasing	