



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: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Land

Sub Type:

Commercial Land

City/Town:

Airdrie

Year Built:

0

Lot Information

Lot Sz Ar:

422,096 sqft

Lot Shape:

660' x 660

Access:

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

Lot Feat:

Cleared, Few Trees, Level

Park Feat:

DOM

90

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:

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:

NA

Property Listed By:

Yates Real Estate Ltd

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