



ON TWP RD 252 , Rural Rocky View County T2P 2G7

MLS® #: **A2135679** Area: **NONE** Listing Date: **05/30/24** List Price: **\$11,125,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Land**
 Sub Type: **Commercial Land**
 City/Town: **Rural Rocky View County**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **6,501,765 sqft**
 Lot Shape:
 Access: **Gravel Road**
 Lot Feat:
 Park Feat:

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

DOM
268
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:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple** Zoning: **AG**

Legal Desc:

Remarks

Pub Rmks: **Check out this prime 1/4 section of land just North of the CN 's Calgary Logistics Park in Rocky View County! Situated within the approved Conrich Area Structure Plan and Conrich Station Conceptual Scheme, this land is earmarked for future industrial use. This property offers a fantastic opportunity to build your new office/yard complex or serve as a valuable holding property. The property taxes for industrial developments in Rocky View County are significantly lower than those in the City of Calgary, making an ideal investment with significant potential for future appreciation. Check out this listing today.**

Inclusions: n/a

Property Listed By: **CIR Realty**

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