



THE A-TEAM

RE/MAX FIRST

Rural listing W4; RANGE 28; TOWNSHIP 22; SECTION34; Q NE;; NE , Rural Rocky View County T1X 1Y3

MLS@#: A2143840 Area: NONE Listing Date: 06/20/24 List Price: \$2,890,000
Status: Active County: Rocky View County Change: -\$358k, 14-Sep 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: 4,886,560 sqft Lot Shape:

Access: Lot Feat: Park Feat:

Finished Floor Area

Abv Sqft: 0 Low Sqft: Ttl Sqft:

DOM

88 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

Table with columns: Room, Level, Dimensions, Room, Legal/Tax/Financial, Level, Dimensions

Title: Fee Simple Zoning: zzz Legal Desc:

Remarks

Pub Rmks: Attention Huge Price Reduction****This is a great holding property. It is located just 1/2 mile north of HWY 22X , on Range Road 282, Township 22, adjacent to the PRAIRIE GATEWAY INDUSTRIAL ASP. Subject Parcel consists of 112.18 acres of cultivated land with 2150 square feet of bungalow residence, and a large workshop,

about 2800 sqft. There are 3 bedrooms and 3 bathrooms on the main floor of the house. The basement is partially developed with a large recreation room and a 3 piece bathroom. The land lease and the Residential Acreage rental generate \$57,000.00 income per annum. Please do not approach the residence without a confirmed showing appointment. All showing appointments must be booked through Showing Time with 24-hour advance notice. Tenant rights must be observed.
FRIDGE, STOVE, DISHWASHER, WASHER, DRYER
TREC The Real Estate Company

Inclusions:
Property Listed By:

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



