



THE A-TEAM

RE/MAX FIRST

263045 274 Township, Irricana T0M 1B0

MLS#: A2153572 Area: NONE Listing: 07/29/24 List Price: \$1,675,000
Status: Active County: Rocky View County Change: None Association: Fort McMurray



General Information

Prop Type: Land Commercial Land
Sub Type: Irricana
City/Town: Irricana
Year Built: 0
Lot Information
Lot Sz Ar: 1,096,840 sqft
Lot Shape:

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

DOM
51
Layout
Beds: 0
Baths: 0.0 (0 0)
Style:
Parking
Ttl Park: 0
Garage Sz:

Access: Direct Access
Lot Feat:
Park Feat:

Utilities and Features

Roof: Construction:
Heating: Flooring:
Sewer: Water Source:
Ext Feat: Fnd/Bsmt:
Kitchen Appl:
Int Feat:
Utilities:

Room Information

Table with 5 columns: Room, Level, Dimensions, Room Legal/Tax/Financial, Level, Dimensions

Title: Fee Simple
Legal Desc: 0512579
Zoning: I-L

Remarks

Pub Rmks: Discover expansive possibilities with this 25.18-acre property in Irricana, Alberta, ideally situated at the town's northern edge. Offering the potential for subdivision into 3.5-acre parcels, this land includes a 5,000 sq.ft. shop under construction on a 2-acre section of the northeast corner, which will be included in the sale and leased back. Two fenced sections enhance security and utility, one of which spans 3.5 acres and features an electric gate with keypad access. Fully serviced with natural gas and electricity, this property presents a prime opportunity for development or investment in a growing community. Property also available for lease, see listing A2153578 for details.
Inclusions: Fencing on two portions of the property. Once area of fencing is complete with electric gate and keypad

Property Listed By:

**CDN Global Advisors Ltd.**

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