



THE
A-TEAM

**RE/MAX
FIRST**

263045 274 Township, Irricana T0M 1B0

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



General Information

Prop Type: **Land**
 Sub Type: **Commercial Land**
 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

114
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

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Title: Zoning:
Fee Simple **I-L**
 Legal Desc: **0512579**

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.

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