

263045 274 Township, Irricana T0M 1B0

MLS® #: **A2153578** Area: **NONE** Listing Date: **07/29/24** List Price: **\$1,000**
 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
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

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: **Explore the potential of leasing prime land in Irricana, Alberta. Positioned at the town's north end, this expansive property offers the flexibility to be subdivided into 3.5-acre parcels, perfect for various uses. One of these parcels comes fully fenced with a secure electric gate featuring a keypad entry, located on the northwest side. All sites are serviced by natural gas and electricity, ensuring essential utilities are on hand. Site grading options are open for negotiation, providing an opportunity to tailor the land to your specific needs. Seize this chance to lease in a growing community with promising prospects. This property is also for sale, view A2153572 for details.**

Inclusions: **N/A**

Property Listed By:

CDN Global Advisors Ltd.

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