

523 KINGSVIEW Way, Airdrie T4A 0C9

MLS®#: A2156137 Area: Kingsview Industrial Listing 08/08/24 List Price: **\$1,700,000**

Park

Status: **Pending Airdrie** None Association: Fort McMurray County: Change:

Date:

General Information

Prop Type:

Sub Type: **Industrial Land** City/Town: **Airdrie**

Year Built: 0 Lot Information

Lot Sz Ar: Lot Shape:

Access: Lot Feat: Park Feat: Land

Finished Floor Area

Abv Saft: Low Sqft:

0

97,138 sqft Ttl Sqft: DOM

41 <u>Layout</u>

Beds:

0 0.0 (0 0) Baths:

Style:

Parking

Ttl Park: 0

Garage Sz:

Utilities and Features

Roof: Heating: Flooring:

Sewer: Ext Feat:

Kitchen Appl: Int Feat: **Utilities:**

Pub Rmks:

Construction: Water Source:

Fnd/Bsmt:

Room Information

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

Title: Zoning: IB-1

Fee Simple Legal Desc: 0610967

Remarks

Seize the opportunity to develop on this strategically located 2.23-acre commercial parcel in Airdrie, prominently visible from Highway #2 and zoned IB-1 to accommodate a wide range of industrial and business activities. The land boasts a predominantly flat topography with a slight slope, presenting unique design and landscaping opportunities to enhance any development. Ideal for the construction of retail complexes, office parks, or specialized commercial hubs, this site ensures excellent accessibility and visibility. Positioned in one of Alberta's rapidly expanding regions, this parcel promises substantial growth potential and long-

term value.

N/A Inclusions:

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

