

**232 114 Avenue, Rural Rocky View County T1X 0K7**

MLS®#: **A2175967**      Area: **NONE**      Listing Date: **10/28/24**      List Price: **\$2,999,000**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Land**  
 Sub Type: **Industrial Land**  
 City/Town: **Rural Rocky View County**  
 Year Built: **0**  
Lot Information  
 Lot Sz Ar: **463,914 sqft**  
 Lot Shape:  
 Access: **Accessible to Major Traffic Route**  
 Lot Feat: **Level**  
 Park Feat:

Finished Floor Area

Abv Sqft: **0**  
 Low Sqft:  
 Ttl Sqft:

DOM

**159**  
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

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Title: **Fee Simple**      Zoning: **I-LHT**  
 Legal Desc: **1811875**

Remarks

Pub Rmks: **Great investment property close to 22X Ring Road and Glenmore Trail and Stony Trail. already zoned industrial. Three phase electric across the road and gas and phone along frontage. Approach is 10 meters wide and commercial thickness for large trucks turning off of a no load ban paved road. "L" shaped lot close to future**

**CP Rail Yard. Now zoned I-LHT also in Shepard area structure plan proposed by Simpson Ranching. There are currently Two tenants each renting one acre on month to month.**

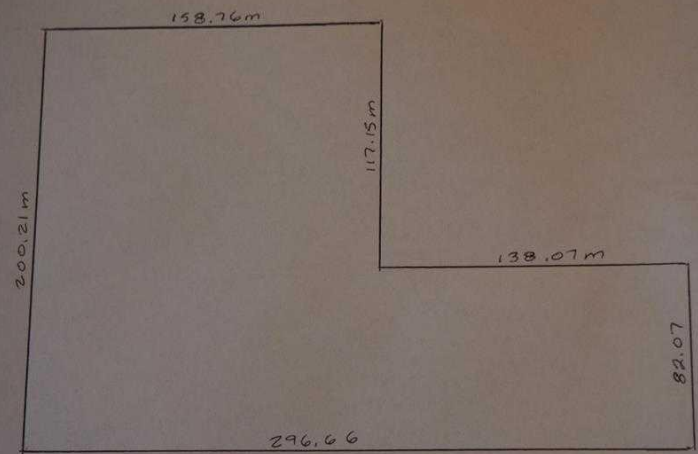
Inclusions:  
Property Listed By:

**N/A  
CIR Realty**

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



Township Rd 232



NE 10-28-04

5-1-1811875

