



THE A-TEAM

RE/MAX FIRST

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 Level Lot Feat: Park Feat:

DOM 96 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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Includes sub-headers for Legal/Tax/Financial.

Title: Fee Simple Legal Desc: 1811875 Zoning: I-LHT

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.**

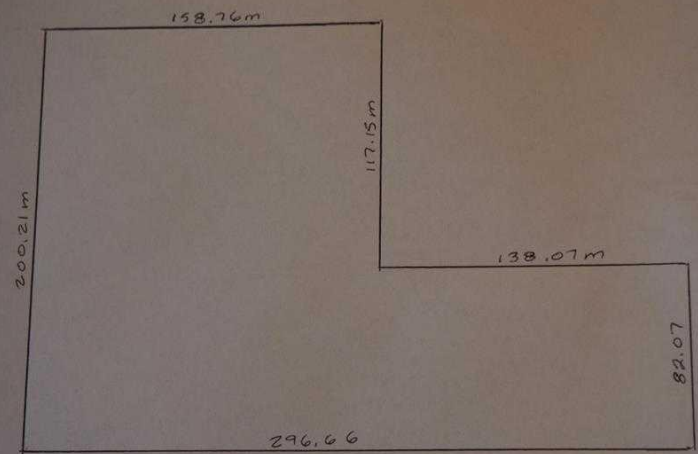
Inclusions:  
Property Listed By:

**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

