



THE A-TEAM

RE/MAX FIRST

W:5 R:4 T:26 S:7 Q:SE &NE,& NW , Rural Rocky View County T0L1N0

MLS@#: A2188412 Area: Listing 01/17/25 List Price: \$7,714,000
Status: Active County: Rocky View County Change: None Association: Fort McMurray



General Information

Prop Type: Land
Sub Type: Commercial Land
City/Town: Rural Rocky View County
Year Built: 0
Lot Information
Lot Sz Ar: 6,522,674 sqft
Lot Shape:

Access:
Lot Feat:
Park Feat:

Finished Floor Area

Abv Sqft: 0
Low Sqft:
Ttl Sqft:

DOM

15
Layout
Beds: 0
Baths: 0.0 (0 0)
Style:

Parking

Ttl Park: 0
Garage Sz:

Utilities and Features

Roof: Construction:
Heating: Flooring:
Sewer: Water Source:
Ext Feat: None
Fnd/Bsmnt:
Kitchen Appl:
Int Feat:
Utilities:

Room Information

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

Title: Zoning:
Fee Simple AG-Gen
Legal Desc:

Remarks

Pub Rmks: Public Remarks: Sellers would look at vendor financing (VTB). This land is close to Cochrane, Currently zoned AG, Prime development location. This property provides an excellent opportunity for a developer/investor. 406. ACRES of land it can be also sold with the 160 Acres right beside it for a total of 566Acres along the river that would give you 1miles of river front.. It is Located one mile West of Cochrane city limits. This has about one mile of River frontage and views siding onto the Bow River, This land is extremely beautiful and gives you lots of options to work with. The land becomes more valuable as Cochrane expands to the West. It is in MD of Rocky View. where there is a high real estate demand in the surrounding areas.

Inclusions:
Property Listed By:

NONE
CIR Realty

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





