



THE A-TEAM

RE/MAX FIRST

**NORMAN Place, Rural Rocky View County T1X 2N1**

MLS® #: **A2194714**      Area: **NONE**      Listing Date: **02/14/25**      List Price: **\$1**  
 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: **196,020 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat:  
 Park Feat:

Finished Floor Area

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

DOM

**8**  
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/Bsmt:  
 Kitchen Appl:  
 Int Feat:  
 Utilities:

Room Information

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

Title:      Zoning:  
**Fee Simple**      **DC 146**  
 Legal Desc:

Remarks

Pub Rmks: **Located just one block south of Glenmore Trail SE, at RR 283 with convenient access to Stoney Trail, this industrial storage site offers flexibility and efficiency for a range of operations. Two contiguous parcels are available—4.5 acres and 5.0 acres—which can be leased separately or combined for a larger footprint. The site is compacted, level, and ready for use, with power and gas available at the property line. Fencing will be provided on a 5-year lease term. Positioned minutes from Foothills Industrial Park and major distribution hubs, this location ensures seamless connectivity to key transportation routes. For more details or to schedule a site visit, please contact us today.**

Inclusions:  
Property Listed By:

N/A  
CDN Global Advisors Ltd.

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

