

283135 GLENMORE Trail, Rural Rocky View County T1X 0K7

MLS® #: **A2196980** Area: **NONE** Listing Date: **02/25/25** List Price: **\$16,516,500**
 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: **3,425,994 sqft**
 Lot Shape: **283135 GLENMORE TRAIL is 38.72 ACRES; and 233222 & 233226 RGE RD 284 is 39.93 ACRES**
 Access:
 Lot Feat:
 Park Feat:

DOM

0
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: **Well**
 Fnd/Bsmt:
 Kitchen Appl:
 Int Feat:
 Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
------	-------	------------	-----------------------------	-------	------------

Title: **Fee Simple** Zoning: **DC159 I-IA Ind Activity &**
 Legal Desc:

Remarks

Pub Rmks: **283135 Glenmore Trail SE, 233222 Range Road 284, and 233226 Range Road 284 offer a prime opportunity to purchase up to 78.65 acres of development-ready land in Rocky View County, Alberta. Strategically positioned on Calgary's border, this property provides exceptional access to major transportation routes while benefiting from significantly lower property taxes, approximately 33% less than within Calgary. With zoning and permits already secured, the site is ready for large-**

scale industrial development, featuring approved plans for approximately 1,120,000 square feet of building space. This property is ideal for developers, investors, and owner/users and can accommodate data centers, transportation hubs, warehouses, dealerships, and more. Plans and budgeting for a signalized intersection further enhance accessibility. The property's strategic location ensures unparalleled connectivity to regional and international markets, with Stoney Trail (Highway 201), CP Rail Intermodal Terminal, and Calgary International Airport are all within a 30-minute drive. Additionally, the site is adjacent to the Prairie Gateway Area Structure Plan, a world-class logistics and industrial hub, reinforcing strong long-term investment potential. This offering consists of two separately available parcels. Contact the listing broker to explore this high-value industrial development opportunity and for more details, including geotechnical assessments, permits, and supporting documentation.

Inclusions:

N/A

Property Listed By:

RE/MAX Real Estate (Central)

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

