5 BLUEGRASS Place, Rural Rocky View County T1X 3B9

MLS®#:	**A2198696**	Area:		Listing Date:	**03/03/25**	List Price:	**$1**
Status:	**Active**	County:	**Rocky View County**	Change:	**-$1, 05-Mar**	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: **176,418 sqft**
Lot Shape:

Access:
Lot Feat:
Park Feat:

Finished Floor Area
Abv Sqft: **0**
Low Sqft:
Ttl Sqft:

DOM
43
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: **See Remarks**
Fnd/Bsmt:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions

Legal/Tax/Financial

Title:		Zoning:	**I-HVY**
Legal Desc:	**2311445**		

Pub Rmks: **5 Bluegrass Pl., Rocky View County, Alberta. Heavy industrial zoned property available for lease with available discretionary uses of outdoor storage. 2 acres of this parcel are offered for a trucking company, small container yard, AUTO storage, outdoor storage, landscaping company, and various other possible uses on heavy industrial zoned land.**

Inclusions: **N/A**

Property Listed By: **RE/MAX Complete Realty**

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

PERMITTED USES:

Accessory Building ≤ 500 m²
(5381.96 ft²)
Communications Facility (Type A)
Communications Facility (Type B)
Communications Facility (Type C)
Industrial (Logistics)
Industrial (Medium)

DISCRETIONARY USES:

Accessory Building > 500 m²
(5381.96 ft²)
Alcohol Production
Auctioneering
Cannabis Cultivation
Cannabis Processing
Cannabis Retail Store
Dwelling Unit, accessory to principal use
Film Production
Industrial (Heavy)
Outdoor Storage
Recycling/Compost Facility
Shipping Container (parcels greater
    than 3.95 acres)
Special Function Business
Station (Bulk Fuel)