



THE
A-TEAM

RE/MAX
FIRST

450888 HIGHWAY # 2A Highway, Rural Foothills County T1V 1P4

MLS® #: **C4267564**

Area: **NONE**

Listing Date: **09/11/19**

List Price: **\$5,800,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Land

Sub Type:

Land

City/Town:

**Rural Foothills
County**

Finished Floor Area

Abv Sqft: **0**

Low Sqft:

Ttl Sqft:

Year Built:

0

Lot Information

Lot Sz Ar:

2,525,608 sqft

Lot Shape:

DOM

1695

Layout

Beds: **0**

Baths: **0.0 (0 0)**

Style:

Parking

Ttl Park: **0**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Level, Rectangular Lot, See Remarks

Utilities and Features

Roof:

Heating:

Sewer:

Ext Feat:

Construction:

Flooring:

Water Source:

See Remarks

Fnd/Bsmt:

Kitchen Appl:

Int Feat:

Utilities:

See Remarks

Room Information

Room

Level

Dimensions

Room

Legal/Tax/Financial

Level

Dimensions

Title:

Fee Simple

Legal Desc:

Zoning:

G1

Remarks

Pub Rmks: **57.98 ACRES of INDUSTRIAL Land Only zoned General Industrial with 2600 + ft frontage on Highway # 2A located in the Foothills County allows for a wide range of Industrial Uses . HIGH PROFILE PARCEL on 2A corridor (adjacent to Cargill Foods and Abild's Industrial Park). Daily average traffic count of approx 8,553 located between Okotoks and High River with growing population base and large work force. Close proximity to major transportation routes Hwy 2, & 2A, with potential rail service from CPR line adjacent to site. BEST PRICE Industrial Land in the Greater Calgary Area!**

Inclusions:

Property Listed By: **ROYAL LEPAGE SOLUTIONS**

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







