

\$1,500,000 - # 2 & # 72 # 2 & # 72 Highway N, Rural Rocky View County

MLS® #A1235902

\$1,500,000

0 Bedroom, 0.00 Bathroom,
Land on 41.73 Acres

NONE, Rural Rocky View County, Alberta

Excellent opportunity to acquire approximately 42 acres of land fronting on to # 2 highway next to highway # 72 overpass .There is a paved service road coming from Airdrie running parallel with # 2 highway that service the properties on the east side of # 2 highway up to the overpass .This is good solid ground with a gentle slope towards the highway creating good exposure to highway # 2 . There is close to \$ 10,000 in revenue attached to this property regarding the crop and gas lease.. There are properties next to this parcel being rezoned for alternate uses at this time . Opportunity knocks. Owner may be willing to discuss terms.



Essential Information

MLS® #	A1235902
Price	\$1,500,000
Bathrooms	0.00
Acres	41.73
Type	Land
Sub-Type	Commercial Land
Status	Active

Community Information

Address	# 2 & # 72 # 2 & # 72 Highway N
Subdivision	NONE
City	Rural Rocky View County

County	Rocky View County
Province	Alberta
Postal Code	T4A 2X7

Amenities

Utilities	Electricity Available, Natural Gas Available
-----------	--

Additional Information

Date Listed	July 5th, 2022
Days on Market	1017
Zoning	A-General

Listing Details

Listing Office	MAXWELL CAPITAL REALTY
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.