

# \$3,600,000 - 252081 Range Road 281, Rural Rocky View County

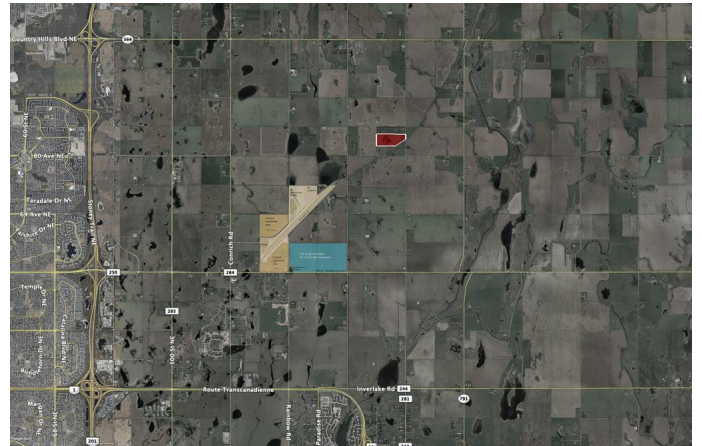
MLS® #A2095367

**\$3,600,000**

0 Bedroom, 0.00 Bathroom,  
Land on 60.60 Acres

NONE, Rural Rocky View County, Alberta

Embark on a lucrative business venture with this exceptional 60.6-acre future industrial parcel, strategically located within the County-approved Conrich Area Structure Plan. Nestled northeast of the CN Calgary Logistics Park, the property boasts the potential for direct rail access, offering unparalleled connectivity for your operations. Priced attractively at just under \$60,000 per acre, this represents an outstanding deal for savvy investors and businesses looking to thrive in a burgeoning industrial landscape. Enhance your logistical capabilities even further with the option to acquire the adjacent 40-acre lot. Seize this moment to secure a prime piece of the future industrial hub and propel your business to new heights!



## Essential Information

MLS® #	A2095367
Price	\$3,600,000
Bathrooms	0.00
Acres	60.60
Type	Land
Sub-Type	Industrial Land
Status	Active

## Community Information

Address	252081 Range Road 281
---------	-----------------------

Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T1Z 0E9

### **Amenities**

Utilities	Electricity at Lot Line, Natural Gas at Lot Line
-----------	--

### **Additional Information**

Date Listed	November 27th, 2023
Days on Market	496
Zoning	RF

### **Listing Details**

Listing Office	Terradigm Advisors North
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.