

Land for Sale – 148.21 Acres



Rethinking Commercial Real Estate



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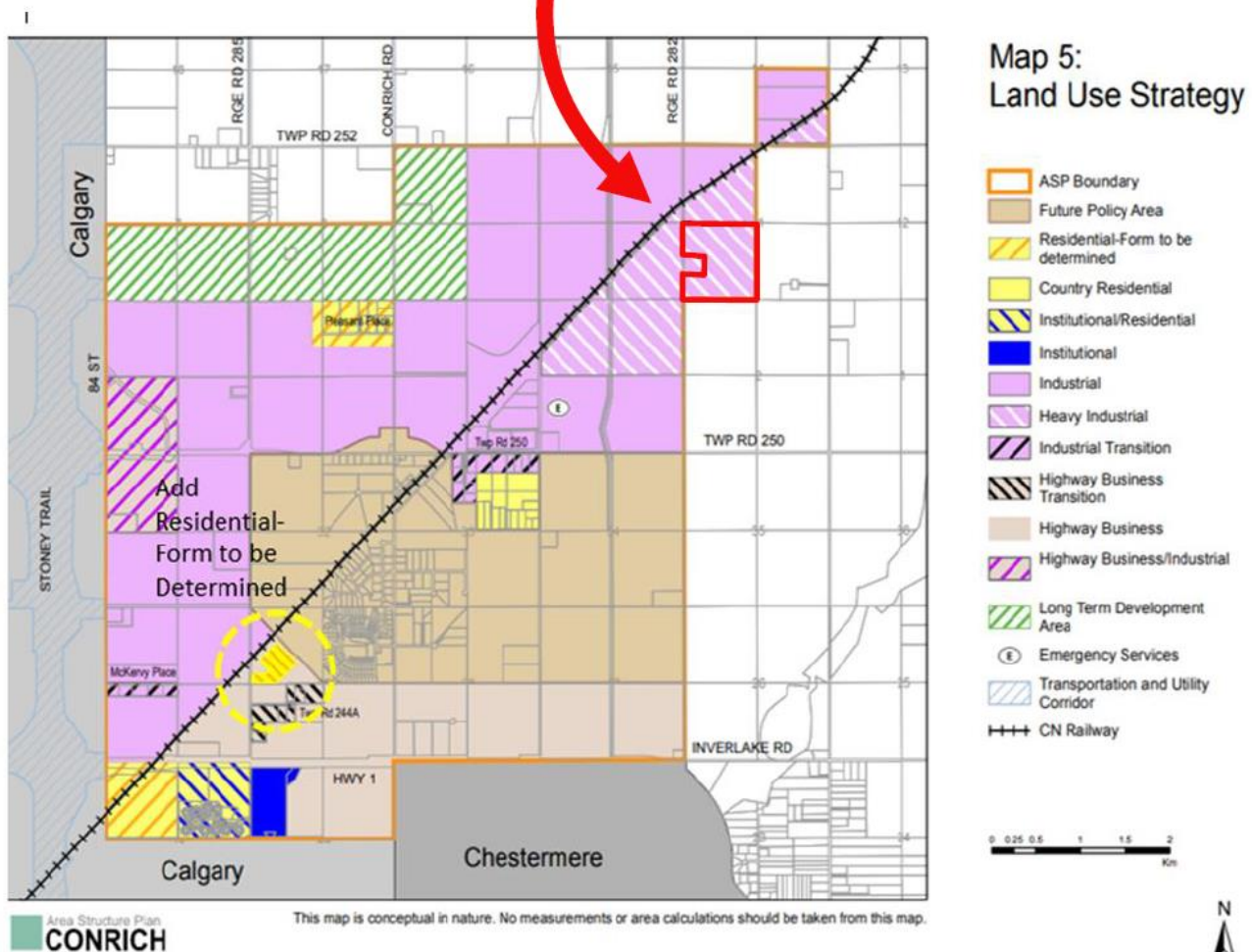
Roger Ledene, Associate Broker

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Rocky View County, AB – \$8,900,000

Subject Property



Address:	Range Road 282, Rocky View County, AB
Zoning:	Agricultural (A-GEN)
Total Size:	148.21± Acres
Asking Price:	\$8,900,000

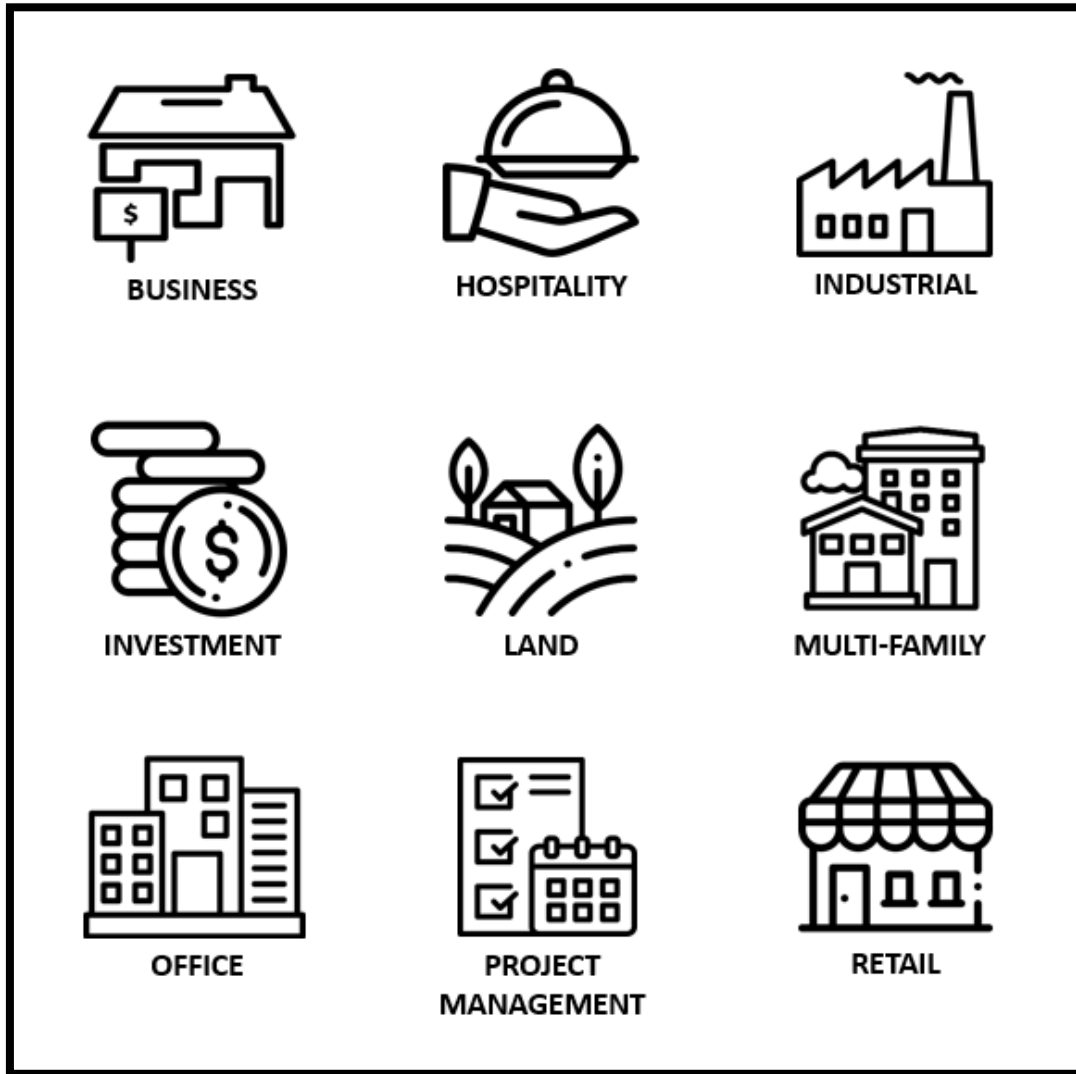
- Future Industrial Land Development for sale! Located within the Conrich Area Structure Plan and is designated for future Heavy Industrial use.
- Situated along Range Road 282, the property is minutes away from CN Calgary Logistics Park and other future industrial parks.

- The ASP requires that all development be fully serviced and since the property is currently being rezoned to allow for development, both water and wastewater services will soon be very close.
- Low property tax compared to Chestermere and Calgary.
- Located less than 10 minutes away from Conrich, 15 minutes from Chestermere and 30 minutes away from Calgary.

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