

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

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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 | 1032           |
| Zoning         | A-General      |

### **Listing Details**

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

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