



GRASSROOTS
REALTY GROUP

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**281119 Twp Rd 240
Chestermere, Alberta**

MLS # A2216772



\$5,700,000

Division: NONE

Lot Size: 10.00 Acres

Lot Feat: -

By Town: -

LLD: 35-23-28-W4

Zoning: BP/LI

Water: -

Sewer: -

Utilities: -

This 10 acre parcel is currently zoned as "Business Park/Light Industrial" in the City of Chestermere. There is currently a mini/RV storage business operating on the parcel, but this is a land sale only. Approximately half of the property has a solid gravel base, constructed for the storage business. That portion is fenced with a security gate and lighting. The other half has a garage that is currently rented out, additional outdoor storage and a cedar home. A recently approved land use change for a new datacenter on an adjoining site anticipates 1200+ construction jobs and 300+ operational jobs for the area.