



**GRASSROOTS**  
REALTY GROUP

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**260225 Township Road 281 Rural Rocky View County      MLS # A2222098**  
**Beiseker, Alberta**



**\$4,500,000**

**Division:** NONE

**Lot Size:** 5.00 Acres

**Lot Feat:** -

**By Town:** Beiseker

**LLD:** -

**Zoning:** C-8000-2020

**Water:** None

**Sewer:** -

**Utilities:** -

An exceptional opportunity to acquire 5 acres of prime commercial land located on the corner of Highway 9 in the thriving town of Beiseker, Alberta. This high-exposure corner lot offers excellent visibility and accessibility, making it an ideal site for a variety of highway commercial developments. With direct access from Highway 9 and strong traffic volumes from both local and regional travelers, the property is perfectly suited for a gas bar, car wash, drive-thru restaurant, or a full-service truck stop. The generous lot size provides ample room for development, parking, and circulation, while the commercial zoning supports a wide range of uses. Positioned along a key transportation corridor, this site presents a rare investment opportunity to meet the growing demand for roadside services in the area. Whether you're an investor or developer, this is a strategic location with high potential for long-term growth and visibility.