



273250 Township Road 250 Road E
Rural Rocky View County, Alberta

MLS # A2235183



\$3,500,000

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|-----------|----------|--------|---|
| Division: | NONE | | |
| Cur. Use: | - | | |
| Style: | Bungalow | | |
| Size: | 0 sq.ft. | Age: | - |
| Beds: | - | Baths: | - |
| Garage: | - | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|---|------------|----------|
| Heating: | - | Water: | - |
| Floors: | - | Sewer: | - |
| Roof: | - | Near Town: | Conrich |
| Basement: | - | LLD: | 1-4-1-W4 |
| Exterior: | - | Zoning: | A-Gen |
| Foundation: | - | Utilities: | - |
| Features: | - | | |

Major Use: Land Only

An 24 Acres land wirh home and storages buildings located 13KM East of Calgary. An bangalow of 2328Sf home with 3 bedrooms and 2 offices (can use as bedrooms with 3 bathrooms.) 3750 sqft of storage building and 13,500 sqft of another storage building. As of right now, the house is rented \$2350, the smaller storage building rented for \$2650 and a 2 bedrooms in between 2 storage building is rented for \$700 per month. The total rental revenue is about \$5700 per month. The potential rental value for the 13000sqft storage building is \$7.5 per sqft will be \$8125. The total rental revenue will be \$13825 Per month. \the listing agent has an interest in the property.