



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

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

**MLS # A2235183**



**\$2,500,000**

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.