



GRASSROOTS
REALTY GROUP

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241128 Vale View Road
Rural Rocky View County, Alberta

MLS # A2247342



\$2,100,000

Division: NONE

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,000 sq.ft.

Zoning: DC122

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 75.73 Acres

Sewer: -

Lot Feat: -

Inclusions: N/A

*** SELLER IS WILLING TO DO VTB UP TO 75% / 17.2 ACRES ARE DESIGNATED FOR OUTDOOR RV STORAGE (APPROVED FOR 800 UNITS) *** 75.73 (+/-) ACRE PARCEL OF DEVELOPMENT LAND (ZONED DC122) - zoned for Agricultural & Outdoor Recreation Vehicle (RV) Storage Area. SOLID LOCATION - APPROXIMATELY 20 MINUTES TO CALGARY CITY LIMITS & 10 MINUTES TO CHESTERMERE CITY LIMITS AS WELL AS LANGDON CITY LIMITS! On this property, 17.2 Acres have been designated for Outdoor RV Storage with a MAX OF 3 PRINCIPAL BUILDINGS (max combined area shall not exceed 500.0 sq m / 5,382.0 sq ft) and a MAX OF 5 ACCESSORY BUILDINGS (max combined area shall not exceed 200.0 sq m / 2,152.8 sq ft) ----- The rest of the parcel has been assigned Agricultural Area with uses such as General Agriculture, Dwelling, single-detached, accessory to the agricultural use, as well as Accessory Buildings and Private Outdoor Riding Arena! On this parcel you are permitted 3 accessory buildings and 1 primary building. There is a 3000 sq ft building on the parcel, with 1/3 of the space making up for an office and the rest serving as a barn. This parcel has a lot of potential with its location and size - RV storage for people of Chestermere, Calgary and Langdon and it also serves as a good spot for animal lovers! Contact your favorite realtor for a viewing today!