



**GRASSROOTS**  
REALTY GROUP

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

**252117 Range Road 281**  
**Rural Rocky View County, Alberta**

**MLS # A2298723**



**\$2,500,000**

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**Division:** NONE

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**Lot Size:** 40.00 Acres

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**Lot Feat:** -

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**By Town:** Conrich

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**LLD:** 14-25-28-W4

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**Zoning:** A-GEN

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**Water:** Well

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**Sewer:** Septic Field, Septic Tank

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**Utilities:** -

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Discover an incredible opportunity in the heart of industrial growth! This expansive 40-acre lot is part of the approved Conrich Area Structure Plan, promising a thriving future for your business endeavours. The package includes a well maintained house and shop, providing a comfortable and convenient workspace. At an unbeatable price of just \$62,500 per acre, this is a remarkable deal that ensures you'll maximize your investment. But that's not all &ndash; an adjacent lot is also available, offering the potential for a rail spur, further enhancing the logistics of your operations. Seize the moment and secure your business's future on this prime industrial parcel today!