



**GRASSROOTS**  
REALTY GROUP

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**# 2 & # 72 # 2 & # 72 Highway N  
Rural Rocky View County, Alberta**

**MLS # A1235902**



**\$1,500,000**

**Division:** NONE

**Lot Size:** 41.73 Acres

**Lot Feat:** -

**By Town:** Airdrie

**LLD:** 10-28-29-W4

**Zoning:** A-General

**Water:** None

**Sewer:** Septic Needed

**Utilities:** Electricity, Natural Gas

Excellent opportunity to acquire approximately 42 acres of land fronting on to # 2 highway next to highway # 72 overpass .There is a paved service road coming from Airdrie running parallel with # 2 highway that service the properties on the east side of # 2 highway up to the overpass .This is good solid ground with a gentle slope towards the highway creating good exposure to highway # 2 . There is close to \$ 10,000 in revenue attached to this property regarding the crop and gas lease.. There are properties next to this parcel being rezoned for alternate uses at this time . Opportunity knocks. Owner may be willing to discuss terms.