



**GRASSROOTS**  
REALTY GROUP

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**252081 Range Road 281  
Rural Rocky View County, Alberta**

**MLS # A2095367**



**\$3,600,000**

**Division:** NONE

**Lot Size:** 60.60 Acres

**Lot Feat:** -

**By Town:** Delacour

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

**Zoning:** RF

**Water:** -

**Sewer:** Septic Field, Septic Tank

**Utilities:** Electricity at Lot Line, Natural Gas at Lot Line

Embark on a lucrative business venture with this exceptional 60.6-acre future industrial parcel, strategically located within the County-approved Conrich Area Structure Plan. Nestled northeast of the CN Calgary Logistics Park, the property boasts the potential for direct rail access, offering unparalleled connectivity for your operations. Priced attractively at just under \$60,000 per acre, this represents an outstanding deal for savvy investors and businesses looking to thrive in a burgeoning industrial landscape. Enhance your logistical capabilities even further with the option to acquire the adjacent 40-acre lot. Seize this moment to secure a prime piece of the future industrial hub and propel your business to new heights!