



GRASSROOTS
REALTY GROUP

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**291143 Township Road 270 SE
Airdrie, Alberta**

MLS # A2134284



\$2,490,000

Division: NONE

Lot Size: 9.69 Acres

Lot Feat: Cleared, Few Trees, Level

By Town: -

LLD: 35-26-29-W4

Zoning: F (ASP approved)

Water: Well

Sewer: -

Utilities: Electricity Paid For, Propane

Come and check out the excellent current and future Opportunities: 9.69 Acres inside the City of Airdrie, Alberta • Approved City of Airdrie Interim Use Area with a multiple variety of interim business uses • Located on paved Yankee Valley Boulevard adjacent to Airdrie AirPark • Within the Southeast Yankee Valley Boulevard Community Area Structure Plan (Phase 3). • SE YVB ASP is showing future Commercial/Mixed Use and the proposed future Range Road 292 re-alignment provides excellent north-south access to Yankee Valley Boulevard east-west access • Surrounded by Developer owned properties Located within one of Canada's fastest growing cities and ideal for interim business uses (by approval) while you wait for excellent future development potential. Primarily land value, there are a variety of old derelict buildings and a very old "home" with addition, and old mobile home, all of which are sold "as is". Come and check out the opportunities!