



GRASSROOTS
REALTY GROUP

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232 114 Avenue SE
Rural Rocky View County, Alberta

MLS # A2175967



\$2,749,000

Division: NONE

Lot Size: 10.65 Acres

Lot Feat: Level

By Town: Calgary

LLD: 10-23-28-W4

Zoning: I-LHT

Water: -

Sewer: -

Utilities: -

Great investment property close to 22X Ring Road and Glenmore Trail and Stony Trail. already zoned industrial. Three phase electric across the road and gas and phone along frontage. Approach is 10 meters wide and commercial thickness for large trucks turning off of a no load ban paved road. "L" shaped lot close to future CP Rail Yard. Now zoned I-LHT also in Shepard area structure plan proposed by Simpson Ranching. There are currently Two tenants each renting one acre on month to month. SPECIAL NOTE THE OWNER MIGHT LOOK AT PROVIDING FIRST MORTGAGE FINANCING. Bring all offers the owner will look at them all. thanks