

# \$2,749,000 - 232 114 Avenue Se, Rural Rocky View County

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MLS® #A2175967

**\$2,749,000**

0 Bedroom, 0.00 Bathroom,  
Land on 10.65 Acres

NONE, Rural Rocky View County, Alberta

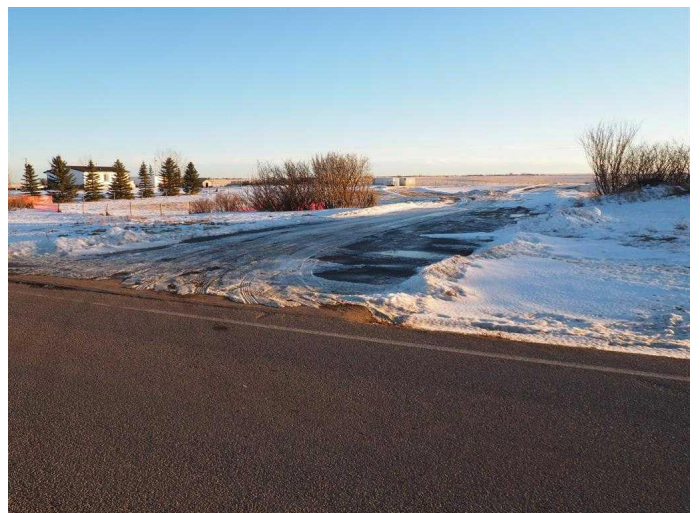
Great investment property close to 22X Ring Road and Glenmore Trail and Stony Trail. already zoned industrial. Three phase electric across the road and gas and phone along frontage. Approach is 10 meters wide and commercial thickness for large trucks turning off of a no load ban paved road. "L" shaped 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.

## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | A2175967        |
| Price     | \$2,749,000     |
| Bathrooms | 0.00            |
| Acres     | 10.65           |
| Type      | Land            |
| Sub-Type  | Industrial Land |
| Status    | Active          |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 232 114 Avenue Se       |
| Subdivision | NONE                    |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |



Postal Code            T1X 0K7

**Exterior**

Lot Description        Level

**Additional Information**

Date Listed            October 28th, 2024

Days on Market        289

Zoning                 I-LHT

**Listing Details**

Listing Office           CIR Realty

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