

# \$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

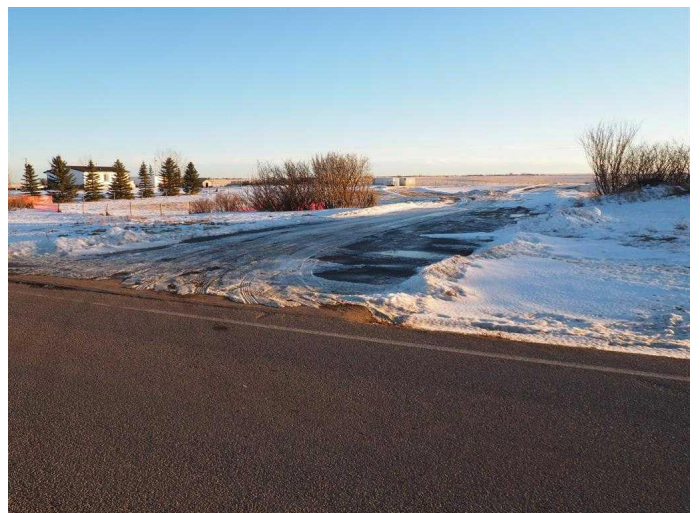
Great investment property close to 22X Ring Road and Glenmore Trail and Stony Trail. already zoned industrial. Three phase electric across the road and gas and phone along frontage. Approach is 10 meters wide and commercial thickness for large trucks turning off of a no load ban paved road. "L" shaped 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. SPECIAL NOTE THE OWNER MIGHT LOOK AT PROVIDING FIRST MORTGAGE FINANCING. Bring all offers the owner will look at them all. thanks

## 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
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**Additional Information**

Date Listed	October 28th, 2024
Days on Market	297
Zoning	I-LHT

**Listing Details**

Listing Office	CIR Realty
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