

FOR SALE | 156 ACRES ± DEVELOPMENT LAND + 2 HOUSES

262035 Range Road 282 | Rocky View County, AB



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NAI Advent

ADVENT COMMERCIAL REAL ESTATE CORP.

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The Location

- » The subject site is located east of Balzac, Rocky View County, AB, and area which has seen significant growth and development in recent years.
- » About a 20 minute drive from Airdrie, AB and 18 minutes from Calgary, AB. Close proximity to some major commercial developments, including CrossIron Mills shopping centre, various industrial and logistics parks and retail developments, offering future potential for various types of developments if the parcel is rezoned.
- » Quick and easy access to CrossIron Drive, Dwight McClellan/Metis Trail, Stoney Trail (Calgary ring road) and QE 2, as well as the Calgary International Airport.

Development Potential

- » As the surrounding community continues to grow and the demand for logistics and commercial services increases, this parcel of land is ideally situated for future development.
- » *Potential for additional 140± Acres to be purchased - the site to the West also available for sale.*



Property Details

ADDRESS LIST	262027 RGE RD 282, 262031 RGE RD 282, 262035 RGE RD 282	
LEGAL DESCRIPTION	SE-15-26-28-W04M	
CURRENT ZONING	A-GEN	
SITE SIZE	156 ± ACRES	
HOUSE #1 DETAILS	2,994 SF (5,988 SF DEVELOPED)	
HOUSE #2 DETAILS	2,131 SF	
SALE PRICE	CONTACT	

Driving Times

AIRDRIE	20 MIN	23.1 KM
YYC	18 MIN	21.5 KM
CALGARY CITY CENTRE	33 MIN	35.8 KM
STONEY TRAIL NE	13 MIN	17.6 KM
RED DEER, AB	1H 16 MIN	134 KM
EDMONTON, AB	2 H 49 MIN	286 KM

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HOUSE 1

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HOUSE 2

2,131 SF



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