

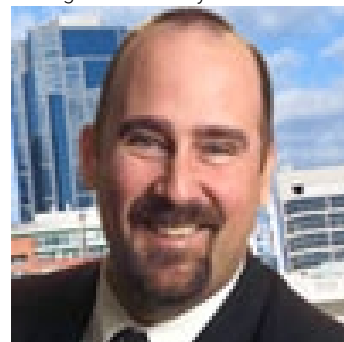


## 272151 Range Road 292 Airdrie Alberta

\$2,149,000

Alberta is back and opportunity knocks for You! A recent Industrial Business and Direct Control development has been approved on the adjacent property to the south with future road allowance from Highland Park Lane directly to the middle of the 14.75 acre Property. This property is on pavement immediately north of Highland Park Industrial (home to the Costco Wholesale Distribution Centre, Cam Clark Ford, UFA, TransCanada Turbines), with quick easy access via Hamilton Boulevard to Highway 567, QE II Highway and the North Service Road to flow freely between Calgary, Airdrie and northern Alberta. Only 15 minutes from Calgary International Airport, and 10 minutes from Cross Iron Mills in Balzac. The City of Airdrie offers a diverse young skilled labour force, excellent restaurant and lifestyle amenities, and lower property taxes. Currently zoned Rural Residential-4 with a water well and fenced perimeter, and Phase I Environmental Site Assessment is completed. Dimensions are more or less 330 feet wide X 1,952 feet deep. Existing commercial development in the area include RV storage, RV repair, and Direct Control businesses. Come and check out the possibilities for you. GST applicable. (id:6769)

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**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca