

**273250 Township Road 250 Road E**  
**Rural Rocky View County, Alberta**

**MLS # A2235183**



**\$2,500,000**

Division:	NONE	
Cur. Use:	-	
Style:	Bungalow	
Size:	0 sq.ft.	Age: -
Beds:	-	Baths: -
Garage:	-	
Lot Size:	-	
Lot Feat:	-	

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Conrich
Basement:	-	LLD:	1-4-1-W4
Exterior:	-	Zoning:	A-Gen
Foundation:	-	Utilities:	-
Features:	-		

**Major Use:** Land Only

An 24 Acres land wirh home and storages buildings located 13KM East of Calgary. An bangalow of 2328Sf home with 3 bedrooms and 2 offices ( can use as bedrooms with 3 bathrooms.) 3750 sqft of storage building and 13,500 sqft of another storage building. As of right now, the house is rented \$2350, the smaller storage building rented for \$2650 and a 2 bedrooms in between 2 storage building is rented for \$700 per month. The total rental revenue is about \$5700 per month. The potential rental value for the 13000sqft storage building is \$7.5 per sqft will be \$8125. The total rental revenue will be \$13825 Per month. \the listing agent has an interest in the property.