

261224 Range Road 290
Rural Rocky View County, Alberta

MLS # A2251047



\$9,775,500

Division:	NONE
Lot Size:	20.58 Acres
Lot Feat:	Many Trees, Private
By Town:	Balzac
LLD:	7-26-28-W4
Zoning:	R-RUR
Water:	Well
Sewer:	Septic Field, Septic Tank
Utilities:	Electricity, Natural Gas

20.58 acres located in the growing industrial community of East Balzac. This parcel is included in the Eastlink Business Park Conceptual Scheme. A Conceptual Scheme and Land Use Amendment application has been submitted to support future development of a master-planned, fully serviced industrial business park in East Balzac, Rocky View County. Currently zoned R-RUR, is Included in the East Balzac ASP (SDA5) with the possibility for industrial and business uses. Application has been made to re-zone to I-HVY, pending approval. 2 Large Quonsets included, Larger Quonset 155' x 56', zipper lock & galvanized steel, uninsulated. Doors are 14' high x 20' wide. Smaller shop 34' x 50', heated & insulated. Great location, with quick access to Dwight McClennan, Metis Trail & Stoney Trail, QE2, Crossiron Drive and the Calgary International Airport. Immediate neighbors include Amazon YYC1 and Walmart's Western Canada e-com node; High Plains Industrial Park currently serves Sobeyes, Home Depot, RONA/Lowe's, Conagra, Wolseley, Dollarama, Sysco, Gordon Food; and on-site dedicated carriers (Bison, Charger, Canada Cartage) handle national freight. SEE FUTURE CONCEPTUAL PLANS FOR THIS PARCEL: <https://www.eastlinkbusinesspark.ca>