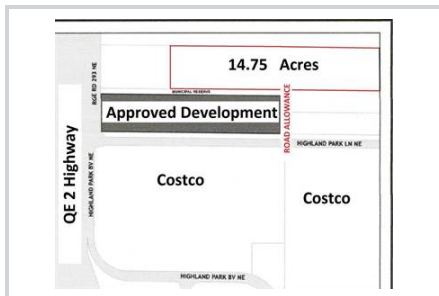




Kevin Moore - Legacy Real Estate Services

Area Structure Plan Coming; 14.75 Acres Inside City of Airdrie - \$2,390,000

272151 Range Road 292, Airdrie, T4A 0G2



• Type: **Lots and Land** • Style: **Other**



Kevin Moore

kevin.moore@shaw.ca
(403) 617-2846
www.calgaryland.net

Kevin Moore - Legacy Real Estate Services

Suite 129, 4950 - 106 Avenue, S.E., Calgary, T2C 5E9

Property Summary

Type: **Lots and Land**
 Style: **Other**
 Garage: **No**
 Lot type: **Rectangular**
 Lot size: **14.75 acres Width: 330 feet**
 Has Suite: **No**
 Taxes: **\$7,689 (2021)**
 Development Level: **LandOnly**

Description

Great news, the City of Airdrie will initiate a Community Area Structure Plan for this area, so future development plans will be determined. Recent Industrial Business and Direct Control development has been approved on the adjacent property to the south and providing a road allowance from Highland Park Lane to the 14.75 acre Property. Buy now and be part of the CASP process for your development plans. 14.75 Acres In City of Airdrie on Pavement + Close to Existing Major Industrial and Commercial Developments and quick highway access.

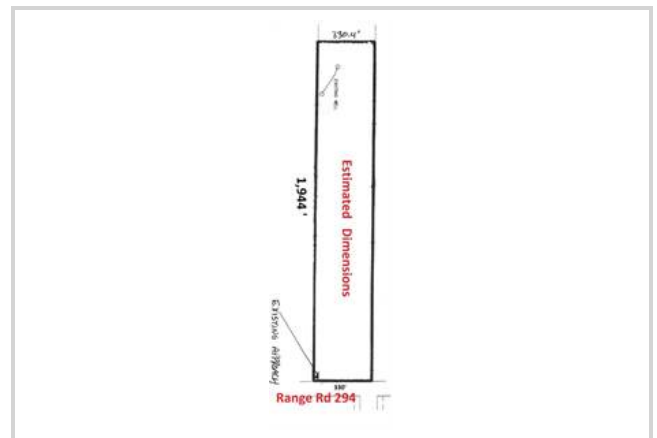
Alberta is back and opportunity knocks! Very nice parcel with future development potential within the City of Airdrie, one of Canada's fastest growing communities. Recent approval of a DC development on our south property line will provide a road allowance from Highland Park Lane (new Costco expansion). We are located on pavement immediately north of Highland Park Industrial (home to the Costco Wholesale Distribution Centre, Cam Clark Ford, UFA, TransCanada Turbines), and with quick easy access to Highway QE 2 via Hamilton Boulevard and Highway 567. Currently zoned Rural Residential-4 with an existing water well and fenced perimeter. Lot dimensions 330 feet wide x 1,952 feet deep. Phase 1 environmental report is completed.

Lots of existing commercial development in the area and ASP process underway soon. Come and check out the possibilities for you and your business! GST applicable.

Features

Lot Features

- Fenced



View

- Mountain View
- Panoramic

Additional Photos



Information is deemed to be correct but not guaranteed.