

LAND FOR SALE BY OWNER

263087 TOWNSHIP ROAD 250



For Detailed Information, Please Contact:

SURJIT S. BADHESHA

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17.05 Acres Future Industrial Land Across CN Logistics Park Calgary

263087 Township Road 250 | West of Range Road 283 | Conrich | Rocky View County | AB | Canada

Inside the Rocky View County Township Road 250 Conceptual Scheme Across the CN Logistics 680 acres park Calgary.

Located in newly growing industrial community of Conrich area, across CN Logistics Park Calgary. Close proximity to Highway 1 (6 minutes, 5km) & Stoney Trail East (6 minutes, 5km).

Land Size: 17.05 +/- Acres

Current Zoning: Residential

Legal Description: NE-33-24-28-04,
Lot 3 Block 731369

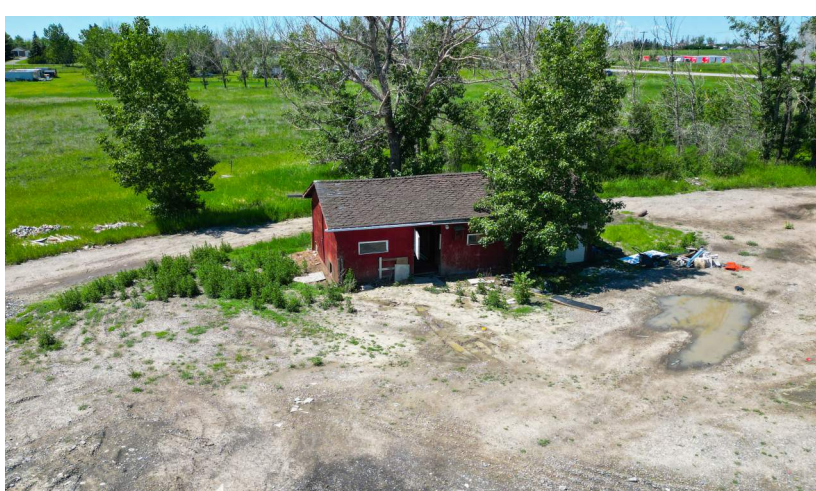




Township Road 250 is located in close proximity to the hamlet of Conrich. The hamlet includes several residences, a private school, a service station, wetlands/water bodies, and some industrial uses. Residential development of Conrich is located to the south & west in the form of low density & country residential development.

Located directly north is Canadian National Railway's (CN's) Calgary Logistics park and intermodal terminal that includes large industrial buildings & associated infrastructure adjacent to the rail line. The Logistics Park brings a hub of economical activity along with traffic, 24-hours lighting, noise & other off-site impacts. Change of Township Road 250 to a 4-lane divided road project is in design. Construction will start next year.

The existing house foundation, local sewage system, water well, power supply & gas service are available on the property.



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