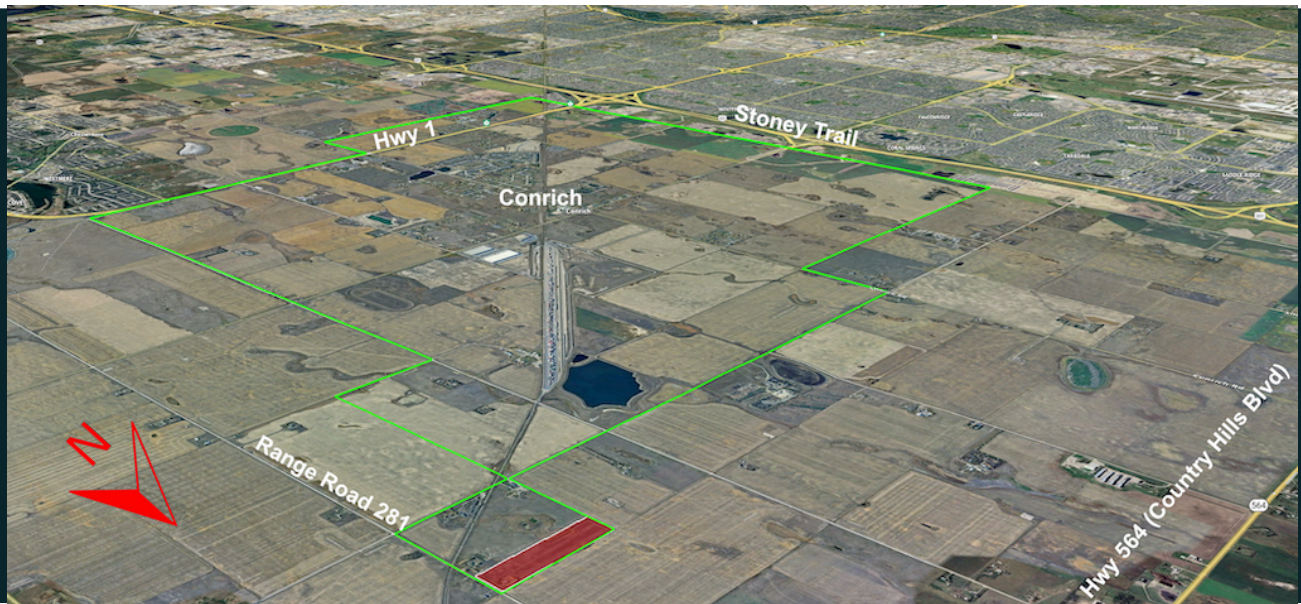


# FUTURE INDUSTRIAL LOT

\$2,500,000 40-acre

252117 Range Road 281 Rocky View County

**terradigm**  
ADVISORS



**Discover an incredible opportunity in the heart of industrial growth!  
Seize the moment and secure your business's future on this prime industrial parcel today!**

This expansive 40-acre lot is part of the approved Conrich Area Structure Plan, promising a thriving future for your business endeavours. The package includes a well maintained house and shop, providing a comfortable and convenient workspace.

At an unbeatable price of just \$62,500 per acre, this is a remarkable deal that ensures you'll maximize your investment. But that's not all – an adjacent lot is also available, offering the potential for a rail spur, further enhancing the logistics of your operations.

- **Inside Conrich ASP**
- **Located close to CN Logistics Park**
- **40' x 100' quonset with 220 electrical; hookups for gas and water**

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