

## 155 Acres of Land Available for Sale – Complete With Shop & Additional Income Potential



**270168 Range Road 283, Rocky View County, Alberta**

This property offers **PRIME LOCATION** and is a testament to meticulous planning and quality construction. Gated entrance with a solidly built driveway guides you to the building site.

The primary attraction is the **HIGH-END SHOP** with a **GRAVELED EQUIPMENT YARD**. The Shop is 40'X78' and features Two overhead doors (one in front - door 14'X14' and the other at the back on side of building), cement floors with in-floor heating plus infrared heater, 2 sumps, 5 HP air compressor, custom work bench, welding bench, 100 Amp power, water, washroom, upper mezzanine space for storage, lots of windows for natural light, outdoor cement pad 40' x 20', and plenty of space for storing equipment.

There is another **SHED 32'x40'** with gravel floor, power, RV plug and a nearby storage container.

A bonus that this property provides is that it comes with two houses; live in one and use the other for relatives, business manager or office space. Imagine the motivated employees you can attract when you can offer them breaks at the on-site driving range, horseshoe pit, time at one of three fresh water, spring-fed ponds; one stocked with trout and the other complete with small beach, dock for pedal boat, a zip-line or a time-out at the cabin/firepit area. Perfect for hosting annual employee appreciation events!

To top it all off, there is 12 KVA Generator for backup power to all buildings and potential for supplemental income. You can lease out the cultivated land (currently used as hay fields), rent out the Shed/Barn, pasture and corrals with animal shelter and waterer or rent out one or both houses and possibly the greenhouse and garden space. So many options to help mitigate your business expenses.



### **Yankee Valley near the City of Airdrie, Alberta**

This property is located 4 km East of Airdrie and 1 km North. It is a 5 minute drive from the City of Airdrie and a 20 minute drive from the City of Calgary Airport. Call today to discuss the possibilities.















