

# Land with Residential for Sale



**Rethinking Commercial Real Estate**

**403-204-9323**



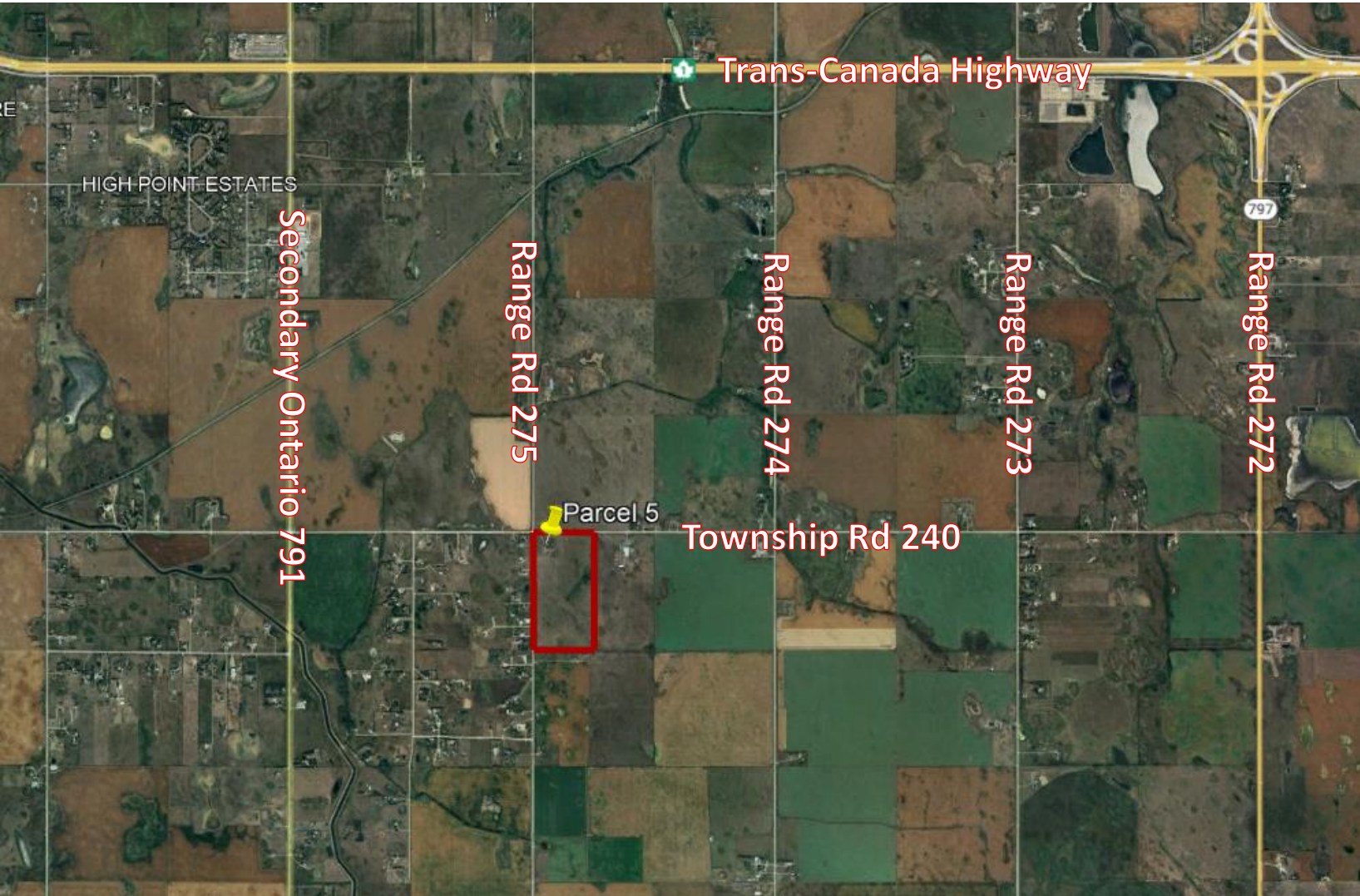
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**Roger Ledene**, Associate Broker

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# Rocky View County, AB – 80 Acres



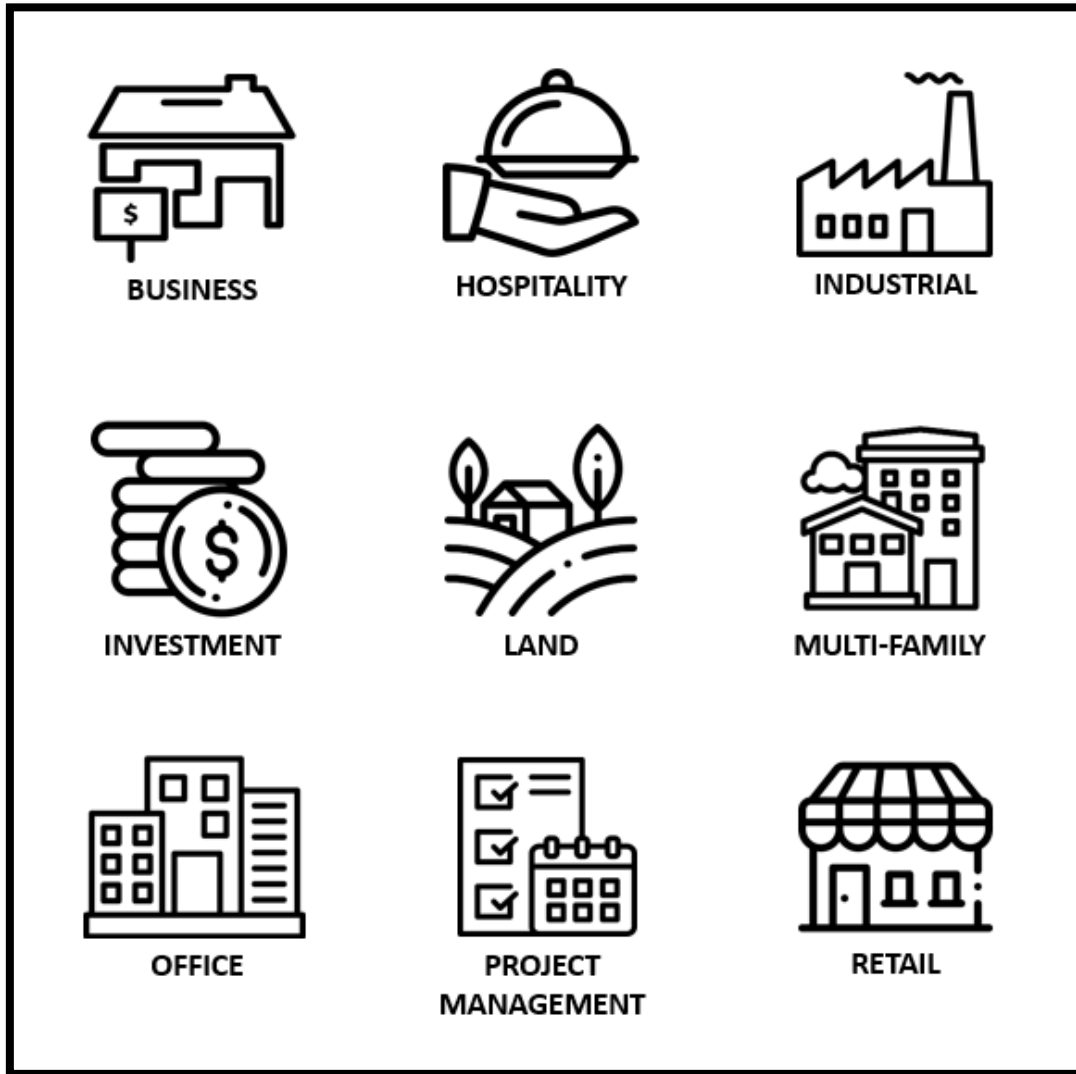
<b>Address:</b>	<b>274249 Township Road 240, Rocky View County, AB</b>
<b>Zoning:</b>	<b>Agricultural (A-GEN)</b>
<b>Total Size:</b>	<b>80± Acres</b>
<b>Asking Price:</b>	<b>\$5,600,000 \$70,000/Acre</b>

- Property comes with a residential house
- House and land currently being leased with rental income of \$3,500/month
- Situated at 274249 Township Road 240 in Rocky View, this 80-acre parcel falls under the current Agricultural zoning classification, offering a diverse range of potential uses and promising development opportunities

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