

# \$1,500,000 - # 2 & # 72 # 2 & # 72 Highway N, Rural Rocky View County

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MLS® #A1235902

**\$1,500,000**

0 Bedroom, 0.00 Bathroom,  
Land on 41.73 Acres

NONE, Rural Rocky View County, Alberta

Excellent opportunity to acquire approximately 42 acres of land fronting on to # 2 highway next to highway # 72 overpass .There is a paved service road coming from Airdrie running parallel with # 2 highway that service the properties on the east side of # 2 highway up to the overpass .This is good solid ground with a gentle slope towards the highway creating good exposure to highway # 2 . There is close to \$ 10,000 in revenue attached to this property regarding the crop and gas lease.. There are properties next to this parcel being rezoned for alternate uses at this time . Opportunity knocks. Owner may be willing to discuss terms.



## Essential Information

MLS® #	A1235902
Price	\$1,500,000
Bathrooms	0.00
Acres	41.73
Type	Land
Sub-Type	Commercial Land
Status	Active

## Community Information

Address	# 2 & # 72 # 2 & # 72 Highway N
Subdivision	NONE
City	Rural Rocky View County

County	Rocky View County
Province	Alberta
Postal Code	T4A 2X7

### **Amenities**

Utilities	Electricity Available, Natural Gas Available
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### **Additional Information**

Date Listed	July 5th, 2022
Days on Market	1026
Zoning	A-General

### **Listing Details**

Listing Office	MAXWELL CAPITAL REALTY
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