# \$2,749,000 - 232 114 Avenue Se, Rural Rocky View County

MLS® #A2175967

#### \$2,749,000

0 Bedroom, 0.00 Bathroom, Land on 10.65 Acres

NONE, Rural Rocky View County, Alberta

Great investment property close to 22X Ring Road and Glenmore Trail and Stony Trail. already zoned industrial. Three phase electric across the road and gas and phone along frontage. Approach is 10 meters wide and commercial thickness for large trucks turning off of a no load ban paved road. "L" shaped lot close to future CP Rail Yard. Now zoned I-LHT also in Shepard area structure plan proposed by Simpson Ranching. There are currently Two tenants each renting one acre on month to month.



MLS® # A2175967 Price \$2,749,000

Bathrooms 0.00
Acres 10.65
Type Land

Sub-Type Industrial Land

Status Active

## **Community Information**

Address 232 114 Avenue Se

Subdivision NONE

City Rural Rocky View County

County Rocky View County

Province Alberta







Postal Code T1X 0K7

#### **Exterior**

Lot Description Level

#### **Additional Information**

Date Listed October 28th, 2024

Days on Market 279

Zoning I-LHT

### **Listing Details**

Listing Office CIR Realty

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