# \$13,000,000 - Range Road 282, Rural Rocky View County

MLS® #A2204265

\$13,000,000

0 Bedroom, 0.00 Bathroom, Land on 160.00 Acres

NONE, Rural Rocky View County, Alberta

This property has just come back on the market! It is located within an approved Area Structure Plan (Conrich) in Rocky View County, and located within an approved Conceptual Scheme (Conrich Station). It has been determined to be future heavy industrial and is immediately adjacent to CN's Calgary Logistics Park. All municipal services are available and required for development. The 2024 total property taxes for industrial developments in Rocky View County are 49.6% of those in Calgary (RVC total tax rate = 0.0108983, Calgary total tax rate = 0.0219922), making this a great place for an industrial park.

#### **Essential Information**

MLS® # A2204265 Price \$13,000,000

Bathrooms 0.00
Acres 160.00
Type Land

Sub-Type Industrial Land

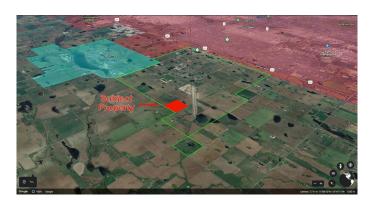
Status Active

### **Community Information**

Address Range Road 282

Subdivision NONE

City Rural Rocky View County







County Rocky View County

Province Alberta

Postal Code T1Z 0P3

#### **Additional Information**

Date Listed March 18th, 2025

Days on Market 70

Zoning A-GEN

## **Listing Details**

Listing Office Terradigm Real Estate Advisors Ltd.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.