

\$4,500,000 - 253208 84 Street Ne, Rural Rocky View County

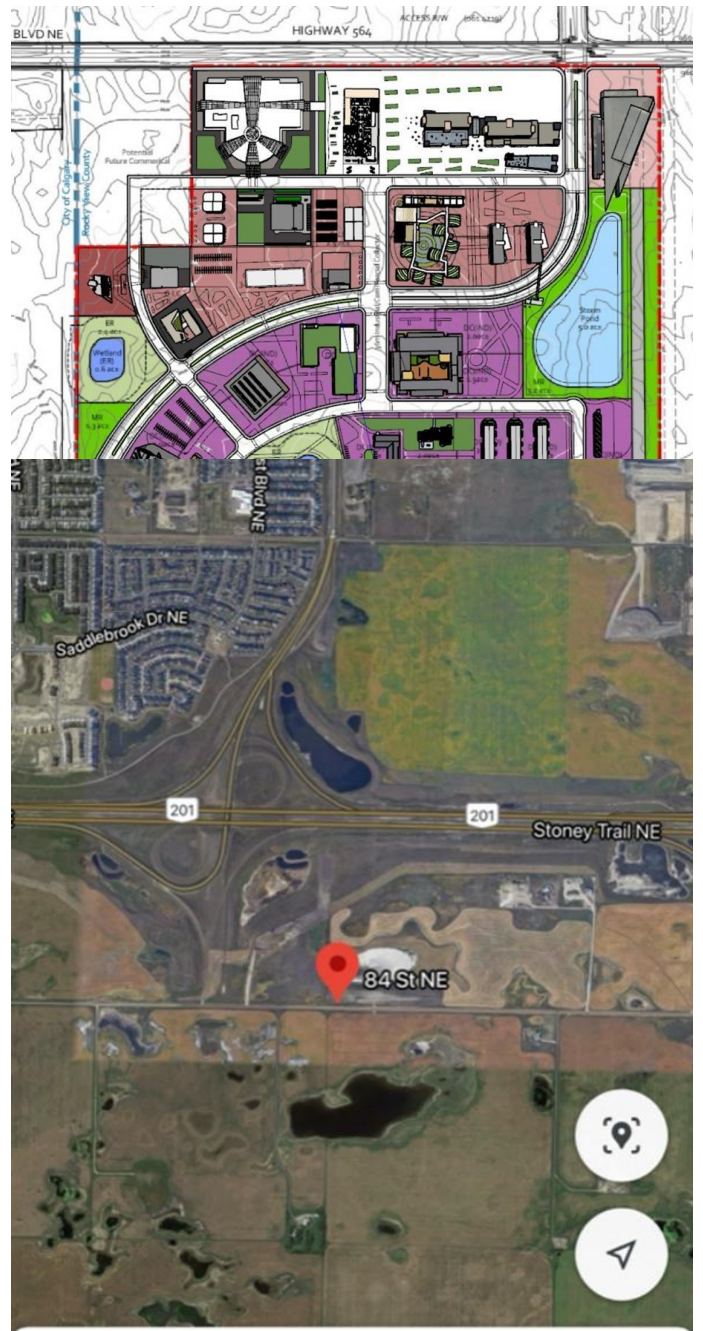
MLS® #A1053074

\$4,500,000

0 Bedroom, 0.00 Bathroom,
Land on 68.00 Acres

N/A, Rural Rocky View County, Alberta

Public Remarks: Future commercial and industrial development land 68.44 Acres out of a total of 136.88 acres, to view detailed area structure plan to click on "SUPPLEMENT" or please google "OMINI DEVELOPMENT AREA STRUCTURE PLAN ROCKY VIEW COUNTY ALBERTA". Currently, 68.44 acres are being offered for sale possibly with the separate title at a very reasonable price. The option to buy the whole parcel of 136.88 acres is also available. This lucrative parcel of land is ideally located, exposure on Country Hill Blvd, East of Stoney trail bordering to the city limit, 84 street is being realigned as per the approved area structure plan of 1280 acres Mega-development project by Genesis and Omni. The seller has already started to plan the site and coordinate with all other stakeholders in order to amend the use and zoning to anticipate varieties of developments. ASP shows country Hill Blvd slated to be widened as a six-lane road. Environmental engineering biophysical assessment of the site is in process. Right now it's priced to sell it is a great opportunity to avail, as soon as the pre-development process is completed the land price may go sky-high. Don't wait for this kind of opportunity might not return.



Essential Information

MLS® #	A1053074
Price	\$4,500,000

Bathrooms	0.00
Acres	68.00
Type	Land
Sub-Type	Land
Status	Active

Community Information

Address	253208 84 Street Ne
Subdivision	N/A
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T1Z 0A6

Amenities

Amenities	Other
Utilities	Electricity Available, Electricity Not Paid For, Electricity Purchaser to Verify

Exterior

Lot Description	Other
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Additional Information

Date Listed	December 5th, 2020
Days on Market	367
Zoning	AG

Listing Details

Listing Office	RE/MAX HOUSE OF REAL ESTATE
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