



**GRASSROOTS**  
REALTY GROUP

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273250 Township Road 250 Road E  
Rural Rocky View County, Alberta

MLS # A2235183



**\$3,500,000**

Division:	NONE		
Cur. Use:	-		
Style:	Bungalow		
Size:	0 sq.ft.	Age:	-
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Conrich
Basement:	-	LLD:	1-4-1-W4
Exterior:	-	Zoning:	A-Gen
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Land Only

An 24 Acres land wirh home and storages buildings located 13KM East of Calgary. An bungalow of 2328Sf home with 3 bedrooms and 2 offices ( can use as bedrooms with 3 bathrooms.) 3750 sqft of storage building and 13,500 sqft of another storage building. As of right now, the house is rented \$2350, the smaller storage building rented for \$2650 and a 2 bedrooms in between 2 storage building is rented for \$700 per month. The total rental revenue is about \$5700 per month. The potential rental value for the 13000sqft storage building is \$7.5 per sqft will be \$8125. The total rental revenue will be \$13825 Per month. the listing agent has an interest in the property.