



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

261178 Range Road 290
Rural Rocky View County, Alberta

MLS # A2266845



\$4,900,000

Division: NONE

Lot Size: 10.87 Acres

Lot Feat: -

By Town: Balzac

LLD: 7-26-28-W4

Zoning: A-SML p8.1

Water: Well

Sewer: -

Utilities: -

10.87 acres, Prime Industrial Development Opportunity in East Balzac. Located in the rapidly expanding industrial corridor of East Balzac. Currently zoned A-SML, this parcel is included in the East Balzac Area Structure Plan (SDA 5), offering strong potential for future Industrial and Business Uses. Ideally situated with convenient access to McLennan Trail, Metis Trail, Stoney Trail, QEII Highway, CrossIron mall, and the Calgary International Airport.