



GRASSROOTS

REALTY GROUP

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**Township Road 262 Range Road 283
Rural Rocky View County, Alberta**

MLS # A2311156



\$2,999,999

Division: NONE

Lot Size: 139.50 Acres

Lot Feat: -

By Town: Calgary

LLD: 15-26-28-W4

Zoning: A-GEN

Water: None

Sewer: -

Utilities: -

144+ acres of undeveloped land located right on Hwy. 566 and range Rd. 283. Only three miles from industrial hub of Balzac and cross iron shopping center. The land is leased for farming for \$21,000 per year and gets a revenue from Alta link of \$4800 year, making a total revenue of \$25,800 per year. This land offers exceptional potential with prime frontage along a highway slated for the future expansion into a divided highway adding significant long term value and accessibility. Ideally located just minutes from the rapidly growing industrial hub of Balzac The property is perfectly positioned for future development, commercial opportunities, or as a strategic long term holding investment. With excellent exposure and in highly desirable location This is a rare opportunity in a fast developing corridor.