



GRASSROOTS
REALTY GROUP

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273209 RANGE ROAD 20
Rural Rocky View County, Alberta

MLS # A2323685



\$2,200,000

Division:	NONE	
Cur. Use:	-	
Style:	-	
Size:	0 sq.ft.	Age: -
Beds:	-	Baths: -
Garage:	-	
Lot Size:	17.20 Acres	
Lot Feat:	-	

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Airdrie
Basement:	-	LLD:	24-27-2-W5
Exterior:	-	Zoning:	A-SML
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Cannabis

±30,000 SF industrial space across five buildings on 17.20 acres, including a shop, office/house, Quonset, and compact gravel yard. Flexible layout allows for conversion to conventional use, with strong residual value in existing infrastructure. Temperature-controlled growing and processing rooms supported by heavy power service, modern HVAC, and robust make-up air systems. Additional income from an active on-site oil well and convenient access to Airdrie, Crossfield, and Calgary.