



GRASSROOTS
REALTY GROUP

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271016 Township Road 264
Rural Rocky View County, Alberta

MLS # A2324931



\$1,990,000

Division: NONE

Lot Size: 9.15 Acres

Lot Feat: -

By Town: Irricana

LLD: 26-26-27-W4

Zoning: C-LRD s h18

Water: None

Sewer: -

Utilities: -

9.2 Acres Industrial/Commercial Land | Prime Development Opportunity. Outstanding 9.2-acre industrial/commercial development opportunity located just south of Beiseker with excellent exposure and easy access from Highway 9. This strategically located property offers outstanding potential for businesses, investors, and developers seeking a highly versatile site in a growing commercial corridor. The property's zoning permits a broad range of commercial and industrial uses, including automotive, equipment and vehicle services, agricultural support services, animal health care facilities, auction services, storage and warehousing, General Industrial Type I & II, health care services, and many additional permitted uses. With excellent highway accessibility, high visibility, and ample space for future development, this property is well suited for owner-users, expanding businesses, or long-term investment. Property Highlights: 9.2 acres of industrial/commercial land, Prime location just south of Beiseker, Quick access to Highway 9, Excellent access for commercial traffic, Wide range of permitted commercial and industrial uses Ideal for business expansion, development, or investment, Great opportunity in a growing regional market. Whether you're planning to build, relocate, or invest, this exceptional property offers the flexibility and location to bring your vision to life. Don't miss this rare opportunity to secure a premium commercial development site with outstanding potential.