



GRASSROOTS
REALTY GROUP

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**281 Range Road
Chestermere, Alberta**

MLS # A2338788



\$6,000,000

Division: NONE

Lot Size: 53.37 Acres

Lot Feat: Level, Rectangular Lot

By Town: Chestermere

LLD: 35-23-28-W4

Zoning: UT

Water: None

Sewer: -

Utilities: Electricity at Lot Line, Natural Gas at Lot Line

53.37 acres of PRIME development land, in CHESTERMERE, measuring some 878 ft x 2646 ft or an astounding 2.32 MILLION square feet. Yes, prime development land only \$2.59 / sq ft. Currently zoned "URBAN TRANSITION", it's ULTIMATE usage could vary from retail to 1 million sq ft office to industrial, depending upon applications and ASP proposals. The intermediate usage is likely light industrial/storage (see Supplements for Bylaws). With easy access only 1 mile from Glenmore, it has great storage potential and rental possibilities (commercial storage, self serve storage, RVs, etc). Local farmer is taking care of property and earning you \$3733/year. Easiest navigation paste GPS 50.9955048,-113.7962198 into maps, or, from Glenmore, turn NORTH on Range 281, property on left, 1 mile ahead, or, from south east corner of the lake, 1/2 mile south, 1 mile east, turn south, 1 mile, sign on right side.