



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**# 2 & # 72 # 2 & # 72 Highway N
Rural Rocky View County, Alberta**

MLS # A1235902



\$1,500,000

Division: NONE

Lot Size: 41.73 Acres

Lot Feat: -

By Town: Airdrie

LLD: 10-28-29-W4

Zoning: A-General

Water: None

Sewer: Septic Needed

Utilities: Electricity, Natural Gas

Excellent opportunity to acquire approximately 42 acres of land fronting on to # 2 highway next to highway # 72 overpass .There is a paved service road coming from Airdrie running parallel with # 2 highway that service the properties on the east side of # 2 highway up to the overpass .This is good solid ground with a gentle slope towards the highway creating good exposure to highway # 2 . There is close to \$ 10,000 in revenue attached to this property regarding the crop and gas lease.. There are properties next to this parcel being rezoned for alternate uses at this time . Opportunity knocks. Owner may be willing to discuss terms.