

# \$13,000,000 - Range Road 282, Rural Rocky View County

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MLS® #A2204265

**\$13,000,000**

0 Bedroom, 0.00 Bathroom,  
Land on 160.00 Acres

NONE, Rural Rocky View County, Alberta

This property has just come back on the market! It is located within an approved Area Structure Plan (Conrich) in Rocky View County, and located within an approved Conceptual Scheme (Conrich Station). It has been determined to be future heavy industrial and is immediately adjacent to CN's Calgary Logistics Park. All municipal services are available and required for development. The 2024 total property taxes for industrial developments in Rocky View County are 49.6% of those in Calgary (RVC total tax rate = 0.0108983, Calgary total tax rate = 0.0219922), making this a great place for an industrial park.



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | A2204265        |
| Price     | \$13,000,000    |
| Bathrooms | 0.00            |
| Acres     | 160.00          |
| Type      | Land            |
| Sub-Type  | Industrial Land |
| Status    | Active          |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | Range Road 282          |
| Subdivision | NONE                    |
| City        | Rural Rocky View County |

|             |                   |
|-------------|-------------------|
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T1Z 0P3           |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 18th, 2025 |
| Days on Market | 32               |
| Zoning         | A-GEN            |

### **Listing Details**

|                |                                     |
|----------------|-------------------------------------|
| Listing Office | Terradigm Real Estate Advisors Ltd. |
|----------------|-------------------------------------|

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