

# \$8,811,250 - 285193 Township Road 262, Rural Rocky View County

MLS® #A2257721

**\$8,811,250**

0 Bedroom, 0.00 Bathroom,  
Land on 18.55 Acres

NONE, Rural Rocky View County, Alberta

18.55 acres located in the growing industrial community of East Balzac. Currently zoned A-SML, however, this parcel is Included in the East Balzac ASP (SDA5), with the possibility for future INDUSTRIAL AND BUSINESS USES. Onsite is a 40' x 60' building (approximately 25 years old) with in floor heating and a 30' x 50' building (age unknown) with radiant heat. Home on property will remain. Property has farm utilities which include electrical, gas, septic and 3 drilled wells. Great location, with quick access to Dwight McClennan, Metis Trail & Stoney Trail, QE2, Crossiron Drive and the Calgary International Airport.



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | A2257721        |
| Price     | \$8,811,250     |
| Bathrooms | 0.00            |
| Acres     | 18.55           |
| Type      | Land            |
| Sub-Type  | Industrial Land |
| Status    | Active          |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 285193 Township Road 262 |
| Subdivision | NONE                     |
| City        | Rural Rocky View County  |



|             |                   |
|-------------|-------------------|
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4A1V7            |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 16th, 2025 |
| Days on Market | 6                    |
| Zoning         | A-SML p8.1           |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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