

# \$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
Zoning	A-SML p8.1

### **Listing Details**

Listing Office	CIR Realty
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