

\$9,775,500 - 261224 Range Road 290, Rural Rocky View County

MLS® #A2251047

\$9,775,500

0 Bedroom, 0.00 Bathroom,
Land on 20.58 Acres

NONE, Rural Rocky View County, Alberta

20.58 acres located in the growing industrial community of East Balzac. This parcel is included in the Eastlink Business Park Conceptual Scheme. A Conceptual Scheme and Land Use Amendment application has been submitted to support future development of a master-planned, fully serviced industrial business park in East Balzac, Rocky View County.

Currently zoned R-RUR, is Included in the East Balzac ASP (SDA5) with the possibility for industrial and business uses. Application has been made to re-zone to I-HVY, pending approval. 2 Large Quonsets included, Larger Quonset 155' x 56' zipper lock "galvanized steel, uninsulated. Doors are 14' high x 20' wide. Smaller shop 34' x 50' heated & insulated.

Great location, with quick access to Dwight McClennan, Metis Trail & Stoney Trail, QE2, Crossiron Drive and the Calgary International Airport.

Immediate neighbors include Amazon YYC1 and Walmart's Western Canada e-com node; High Plains Industrial Park currently serves Sobeys, Home Depot, RONA/Lowe's, Conagra, Wolseley, Dollarama, Sysco, Gordon Food; and on-site dedicated carriers (Bison, Charger, Canada



Cartage) handle national freight.

Essential Information

MLS® #	A2251047
Price	\$9,775,500
Bathrooms	0.00
Acres	20.58
Type	Land
Sub-Type	Industrial Land
Status	Active

Community Information

Address	261224 Range Road 290
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T2A6A6

Amenities

Utilities	Electricity Available, Natural Gas Available
-----------	--

Exterior

Lot Description	Private, Many Trees
-----------------	---------------------

Additional Information

Date Listed	August 23rd, 2025
Days on Market	74
Zoning	R-RUR

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.