

**285202 Township Road 260
Rural Rocky View County, Alberta**

MLS # A2208018



\$2,100,000

Division: NONE

Lot Size: 4.65 Acres

Lot Feat: -

By Town: Balzac

LLD: 6-26-28-W4

Zoning: I-HVY

Water: Well

Sewer: -

Utilities: -

A 4.65 Acre industrial property located in the High Plains Industrial Park. Located immediately north of the City of Calgary in Rocky View County, High Plains Industrial Park is a 1,500 acre master-planned park that is "center-ice" for western Canada distribution centres and ecommerce fulfillment facilities. The Park is home to Walmart, Sobeys, Home Depot, Conagra, Rona, Smuckers, and numerous other Corporate Canada tenants. Importantly, Bison Transport, Canada Cartage, and Charger Logistics will offer over 60 acres of truck transport facilities to provide FTL and LTL services to Park tenants. In addition there is a large bungalow with a suite in the basement to provide either office space or revenue for the new owner.