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## 285193 TOWNSHIP RD 262 FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Balzac, Alberta



**Listing ID:**  
31603


**MLS ID:**  
A2245434

**\$8,811,250**



 **ANGELA MCNEILL**  
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 CIR Realty  
 403-291-4440

 285193 Township Rd 262 , Balzac , Alberta T4A1V7

**Transaction Type**

For Sale

**Title**

Fee Simple

**Days On Market**

1

**Zoning**

A-SML

**Subdivision**

NONE

**Building Type**

See Remarks

**Structure Type**

Other

**Property Type**

Commercial

**Property Sub Type**

Industrial

**Legal Plan**

893LK

**Building Area (Sq. Ft.)**

2400.00

**Building Area (Sq. M.)**

222.97

**Lot Size (Sq. Ft.)**

808038

**Lot Size (Acres)**

18.55

**Construction Type**

Mixed

**Access to Property**

Private

**Inclusions**

N/A

**Restrictions**

Restrictive Covenant

**Reports**

Aerial Photos, Survey Plan, Title

18.55 acres located in the growing industrial community of East Balzac. Currently zoned A-SML. 40' x 60' building (approximately 25 years old) with in floor heating, 30' x 50' building (age unknown) with radiant heat & home are all included. Property has farm utilities which include electrical, gas, septic and 3 drilled wells. Property is included in the East Balzac ASP.

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