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## 241128 VALE VIEW ROAD FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Rural Rocky View County, Alberta

**Listing ID:**  
33569

**MLS ID:**  
A2279217

**\$2,100,000**



 **GAGAN JAGDEY**  
 (403) 613-1984

 Real Broker  
 855-623-6900

 241128 Vale View Road , Rural Rocky View County , Alberta T1X 2G3

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 115	<b>Zoning</b> DC122
<b>Subdivision</b> NONE	<b>Nearest Town</b> Langdon	<b>Year Built</b> 1990
<b>Structure Type</b> Other	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use
<b>Building Area (Sq. Ft.)</b> 3000.00	<b>Building Area (Sq. M.)</b> 278.71	<b>Lot Size (Sq. Ft.)</b> 3298798
<b>Lot Size (Acres)</b> 75.73	<b>Inclusions</b> N/A	<b>Restrictions</b> None Known

#### Reports

Title

\*\*\* SELLER IS WILLING TO DO VTB UP TO 75% / 17.2 ACRES ARE DESIGNATED FOR OUTDOOR RV STORAGE (APPROVED FOR 800 UNITS) \*\*\* 75.73 (+/-) ACRE PARCEL OF DEVELOPMENT LAND (ZONED DC122) - zoned for Agricultural & Outdoor Recreation Vehicle (RV) Storage Area. SOLID LOCATION - APPROXIMATELY 20 MINUTES TO CALGARY CITY LIMITS & 10 MINUTES TO CHESTERMERE CITY LIMITS AS WELL AS LANGDON CITY LIMITS! On this property, 17.2 Acres have been designated for Outdoor RV Storage with a MAX OF 3 PRINCIPAL BUILDINGS (max combined area shall not exceed 500.0 sq m / 5,382.0 sq ft) and a MAX OF 5 ACCESSORY BUILDINGS (max combined area shall not exceed 200.0 sq m / 2,152.8 sq ft) ----- The rest of the parcel has been assigned Agricultural Area with uses such as General Agriculture, Dwelling, single-detached, accessory to the agricultural use, as well as Accessory Buildings and Private Outdoor Riding Arena! On this parcel you are permitted 3 accessory buildings and 1 primary building. There is a 3000 sq ft building on the parcel, with 1/3 of the space making up for an office and the rest serving as a barn. This parcel has a lot of potential with its location and size - RV storage for people of Chestermere, Calgary and Langdon and it also serves as a good spot for animal lovers! Contact your favorite realtor for a viewing today!

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