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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**

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 Real Broker

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

Transaction Type	Days On Market	Zoning
For Sale	1	DC122
Subdivision	Nearest Town	Year Built
NONE	Langdon	1990
Structure Type	Property Type	Property Sub Type
Other	Commercial	Mixed Use
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Lot Size (Sq. Ft.)
3000.00	278.71	3298798
Lot Size (Acres)	Inclusions	Restrictions
75.73	N/A	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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