

INDUSTRIAL LAND FOR SALE



233231 Range Road 283, Rocky View County, AB
18.88 acres of High Exposure Industrial Land



Conditionally
Approved DP



Zoned Industrial Light
District (I-LHT)



Industrial Development Land
with Glenmore Trail exposure

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KEY FEATURES

SALE PRICE:

\$7,500,000
(\$397,245 per acre)

SITE SIZE:

18.88 acres

MUNICIPALITY:

Rocky View County

LEGAL:

Plan 1776LK, Block 1

ZONING:

Industrial Light District (I-LHT)

PROPERTY TAXES:

\$87,744.40 (for 2026)

LOCATION:

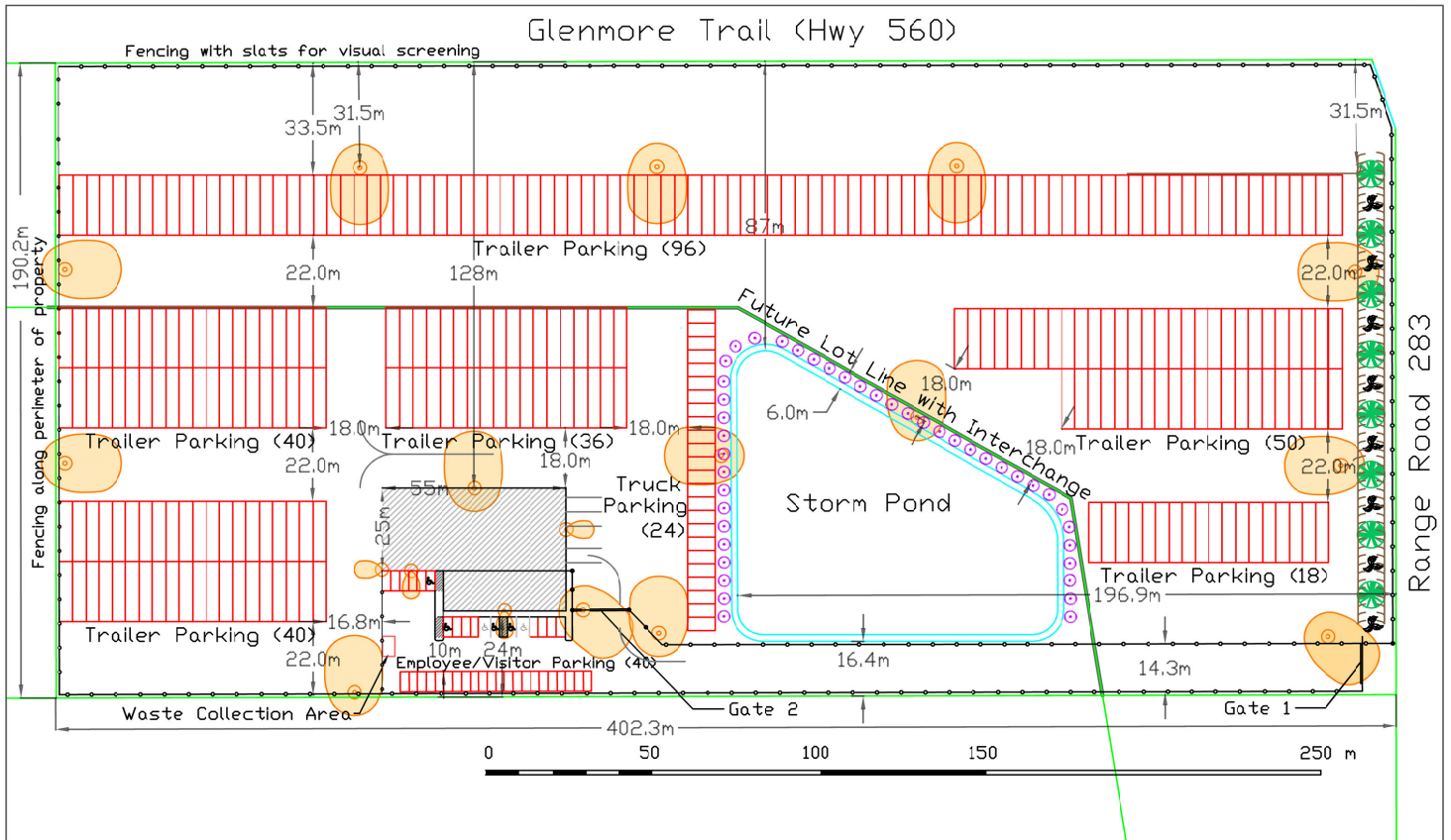
Located off Glenmore Trail fronting on to Range Road 283

SERVICES:

- » Electricity and gas servicing available to property line
- » Water and wastewater servicing via on-site cistern system in accordance with RVC standards
- » Site egress location identified; subject to approved access agreement with RVC
- » Paved road access via Range Road 283



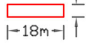
PROPOSED SITE PLAN



Proposed Site Plan

Building Gross Floor Area: 1600m² (17,222 sq. ft.)
 Property Area: 7.64 ha (18.88 ac)
 Plan 1775LK, Block 1
 NE-21-23-28-W4M
 Range Road 283 and Glenmore Trail

Legend

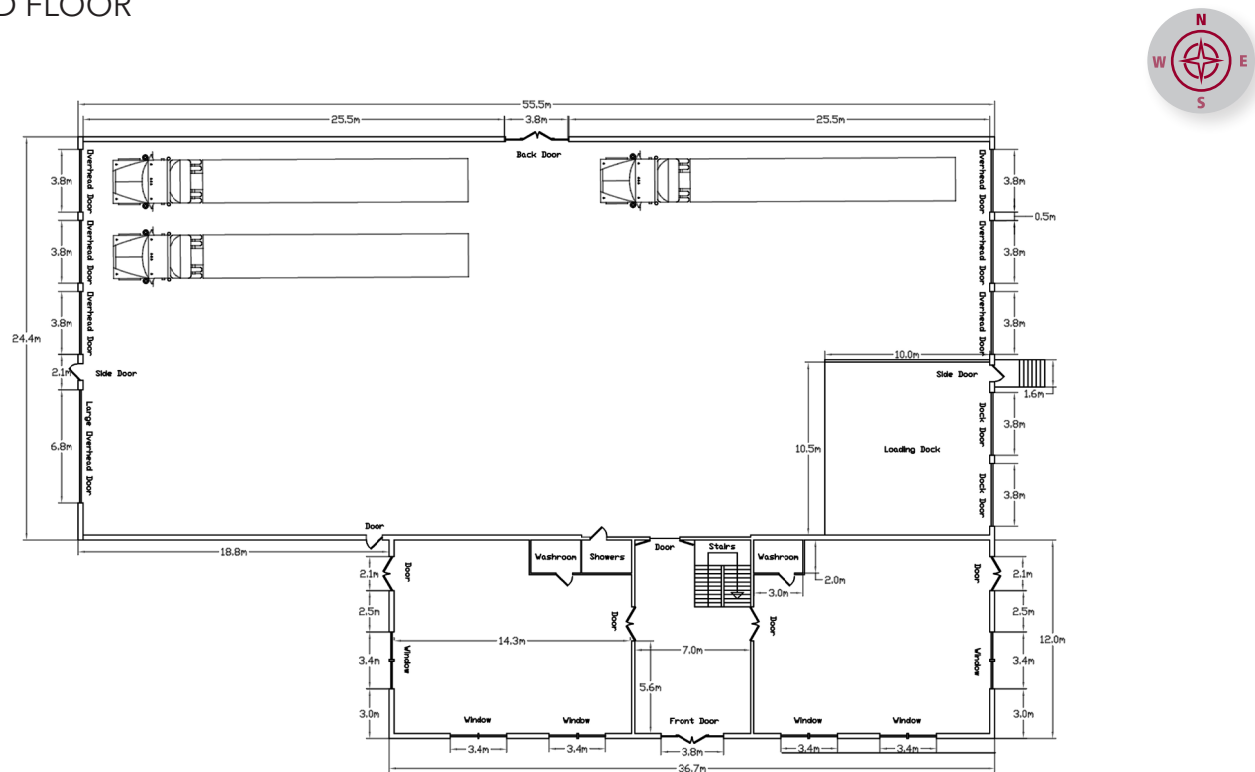
Trailer Stall Dimensions	Truck Stall Dimension	Car Stall Dimensions
 18m x 4m	 8.3m x 4m	 6m x 2.6m
(280)	(24)	(40)
	 Truck Scale Reference	

COMMENTS:

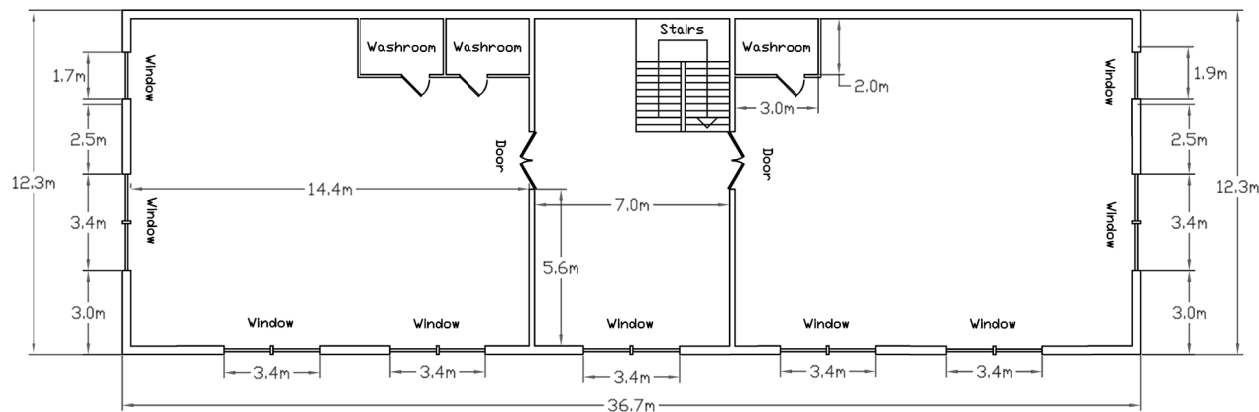
- » Conditionally approved permit for 19,377 sq. ft. industrial development
- » Facility and door height designed to fit container stacking
- » Geotechnical Assessment from 2024 confirms suitable development site
- » Excellent exposure along Glenmore Trail
- » All registrations pertaining to road interchange expansion removed from title
- » All levies will be paid by vendor prior to closing

PROPOSED FLOOR PLAN

GROUND FLOOR



SECOND FLOOR



LOCATION



CONTACT US



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