

\$2,350,000 - 232095 Range Range Road 283 Rocky View, Calgary

MLS® #A2092170

\$2,350,000

0 Bedroom, 0.00 Bathroom,
Commercial on 4.17 Acres

NONE, Calgary, Alberta

UNDER "ASP" PRAIRIE GATEWAY Very rare opportunity ! 4.17 Acres- COMMERCIAL with a yearly income. There is electricity plug in for the storage on the lot , Paved road , This acreage features a modern updated bungalow of 1,675 sq ft with 11' ceilings, GRANITE, 2 bedrooms up 4 bathrooms, a suite(illegal) with own entrance- basement & 9 ft ceilings & an entrance fr the garage to basement. This acreage is zoned COMMERCIAL (I-LHT)and ideal for a trucking company. Assets included as part of the annual 3 separate modern suites(illegal) located in the main house plus 2 suites(illegal) in a huge SHOP. There are numerous leases for vehicle, construction & equipment storage. The JEWEL of this COMMERCIAL business is the SHOP 40'x70'- 2,800 Sq ft, 22' in height, HEATED Floors via boiler, professional office with bathroom plus 2 fully independent suites(illegal) 1& 2 bedrooms respectively. There are two 16 ft overhead doors for 18 wheelers. In-floor heat and drains, lots of natural light many windows PLUS the is a mezzanine with a 2 bedroom suite(illegal). This Commercial Acreage really has it all- Location- just 5 km east of Shepard with pavement all the way, value- over and a true Quality build throughout. Please phone to view this great operation. Property like this does not come on the market very often



Built in 2000

Essential Information

MLS® #	A2092170
Price	\$2,350,000
Sold Price	\$2,200,000
Bathrooms	0.00
Acres	4.17
Year Built	2000
Type	Commercial
Sub-Type	Industrial
Status	Sold

Community Information

Address	232095 Range Range Road 283 Rocky View
Subdivision	NONE
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1X0K7

Interior

Heating	Natural Gas
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Exterior

Construction	See Remarks, Stucco
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Additional Information

Date Listed	November 7th, 2023
Date Sold	May 1st, 2024
Days on Market	176
Zoning	I-LHT
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE (MOUNTAIN VIEW)
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