

\$8,811,250 - 285193 Township Road 262, Rural Rocky View County

MLS® #A2257721

\$8,811,250

0 Bedroom, 0.00 Bathroom,
Land on 18.55 Acres

NONE, Rural Rocky View County, Alberta

18.55 acres located in the growing industrial community of East Balzac. This parcel is included in the Eastlink Business Park Conceptual Scheme. A Conceptual Scheme and Land Use Amendment application have been submitted to support future development of a master-planned, fully serviced industrial business park in East Balzac, Rocky View County. Currently zoned A-SML, this parcel is Included in the East Balzac ASP (SDA5) with the possibility for future INDUSTRIAL AND BUSINESS USES. Application has been made to re-zone to I-HVY (pending approval). Onsite is a 40' x 60' building, approximately 25 years old, with in floor heating and a 30' x 50' building (age unknown) with radiant heat. Home on property will remain. Property has farm utilities which include electrical, gas, septic and 3 drilled wells. Great location, with quick access to Dwight McClennan, Metis Trail & Stoney Trail, QE2, Crossiron Drive and the Calgary International Airport. Immediate neighbors include Amazon YYC1 and Walmart's Western Canada e-commerce node. High Plains Industrial Park currently serves Sobeys, Home Depot, RONA/Lowe's, Conagra, Wolseley, Dollarama, Sysco, and Gordon Food. On-site dedicated carriers—Bison, Charger, and Canada Cartage—handle national freight.



Essential Information

MLS® #	A2257721
Price	\$8,811,250
Bathrooms	0.00
Acres	18.55
Type	Land
Sub-Type	Industrial Land
Status	Active

Community Information

Address	285193 Township Road 262
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4A1V7

Additional Information

Date Listed	September 16th, 2025
Days on Market	50
Zoning	A-SML p8.1

Listing Details

Listing Office	CIR Realty
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