



Future Industrial Land
Multiple structures on 4.00 acres

FOR SALE

235027 Range Road 284
Rocky View County, AB



ROMAN
Real Estate

Contact

Dean (Dino) Truant
Broker
403-399-5279
dino.truant@romanre.com

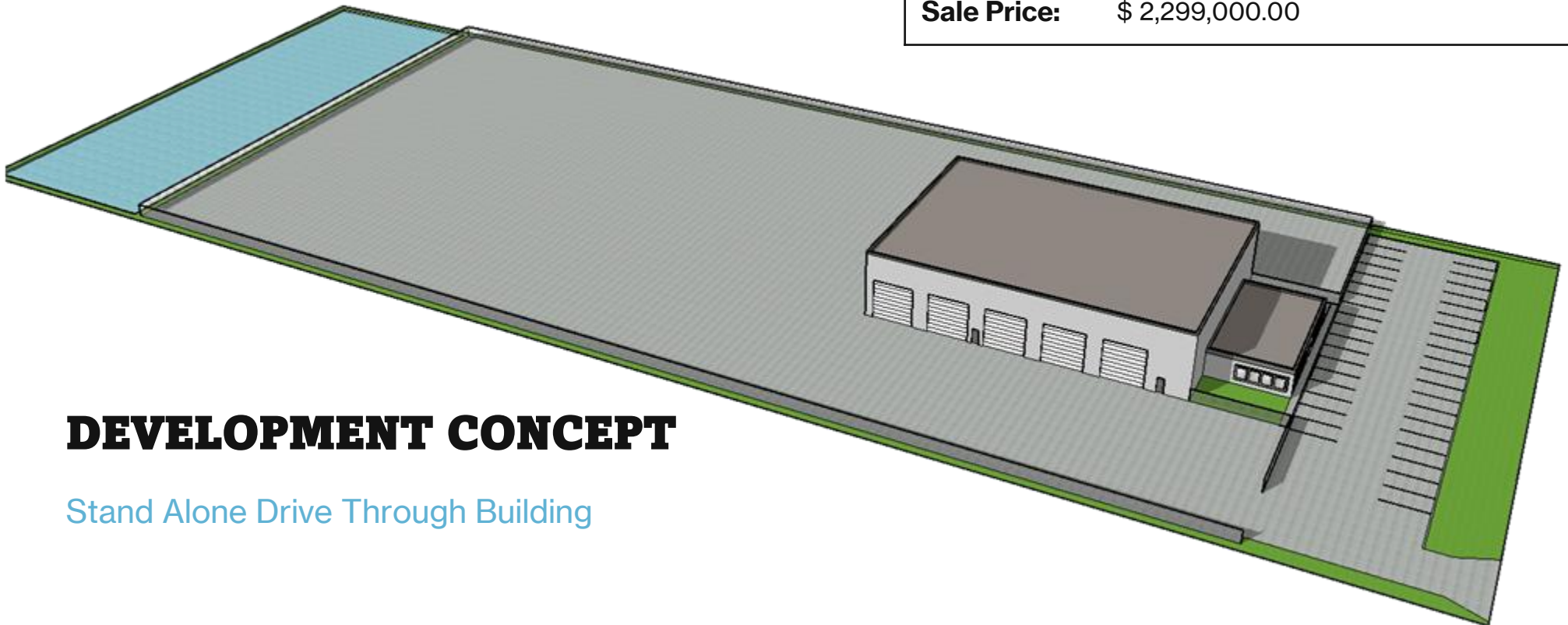
Dan Luijkx
Associate
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RESIDENTIAL & COMMERCIAL FLEXIBILITY

IDEAL FOR INDUSTRIAL REDEVELOPMENT

Discover a remarkable opportunity in Rocky View County with this prime 4-acre parcel located directly on RR 284, nestled among established and emerging industrial parks, including Carmek Park and the soon-to-be-completed Beedie's industrial park. Currently used as a residence, this property offers exceptional potential for redevelopment into an industrial site—perfect for a storage facility, trucking operation, service business, or any industrial user in need of ample yard space. Zoned R-RUR and strategically positioned within the Janet Area Structure Plan, the site is ideal for investors or owner-users seeking long-term value. Benefit from immediate proximity to Glenmore Trail, ensuring convenient access to Calgary, major highways, and key transportation routes. This is a rare chance to secure a versatile holding in one of the most sought-after industrial corridors—unlock the future possibilities today!

Address:	235027 Range Range Road 284, Rocky View County, AB
Legal Address:	Plan 0112715, Lot 4
Zoning:	R-RUR
Servicing:	Partially Serviced with gas and electricity. Well water, septic field
Buildings:	Shop 1 – 2,530 s.f. c/w power + toilet Shop 2 – 1,350 s.f. c/w power House – 1980's 4 level split
Available:	Summer 2026
Taxes:	\$ TBV
Sale Price:	\$ 2,299,000.00

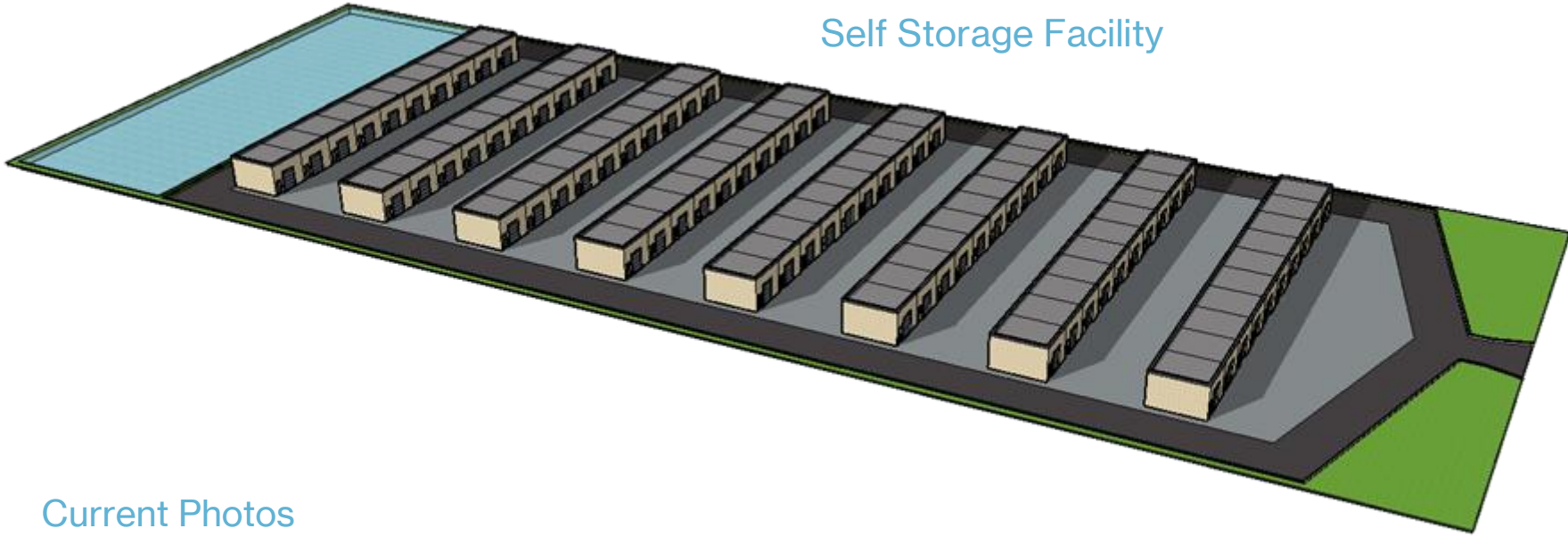


DEVELOPMENT CONCEPT

Stand Alone Drive Through Building

DEVELOPMENT CONCEPT

Self Storage Facility



Current Photos



REAL PROPERTY REPORT

4.00 acres

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

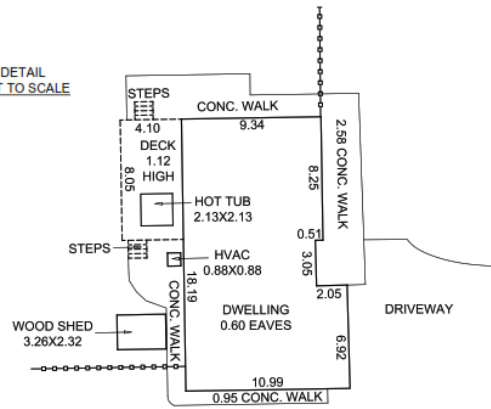
NOTE:
 - ALL CANTILEVERS ARE SHOWN THUS - - - - -
 AND ARE 80h UNLESS OTHERWISE NOTED.
 - RAFTERS ARE MEASURED TO THE LINE OF FACIA.
 - ALL EAVES ON CANTILEVERS AND/OR BAYS ARE 5h UNLESS NOTED OTHERWISE.
 - ALL WINDOW WELLS ARE 1.75M 55 UNLESS NOTED OTHERWISE.
 - LINES OUTSIDE OF PROPERTY ARE NOT TO SCALE.
 - UNLESS OTHERWISE NOTED FOUND NO MARKS AT ALL PROPERTY CORNERS.
 - ALL CANTILEVERS ARE AT MAN LEVEL UNLESS OTHERWISE NOTED.

ABBREVIATIONS AND DEFINITIONS THAT MAY OR MAY NOT BE USED IN THIS RPR:

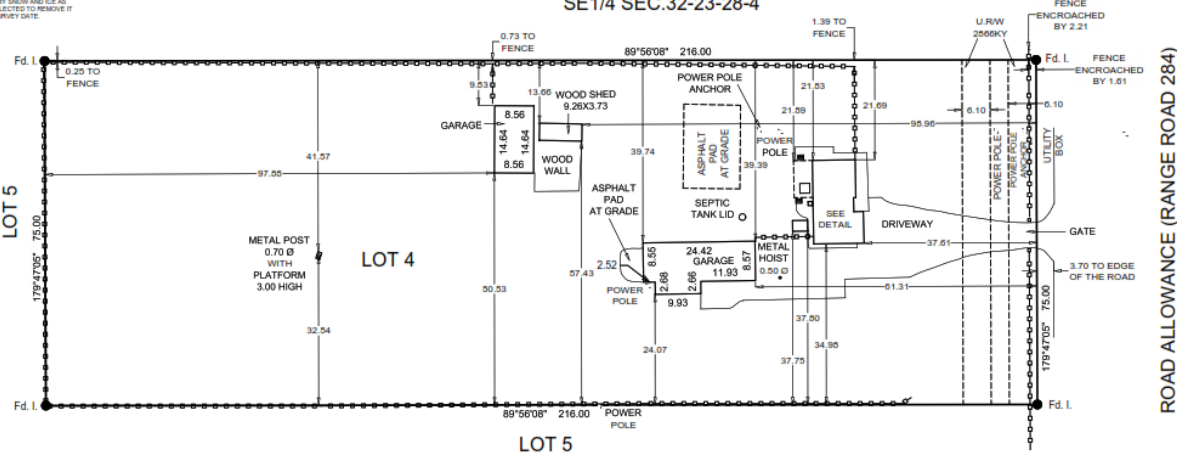
A.R.W. ACCESS RIGHT OF WAY
 B.C. BEGINNING OF CURVE
 B.O.C. BACK OF CURVE
 B.O.W. BACK OF WALK
 CANT. CANTILEVER
 CONC. CONCRETE
 D.H. DRILL HOLE
 F.I. FOUND IRON POST
 F.I.B. FOUND IRON BAR
 F.I.M. FOUND IRON MARK
 FLR. FLOOR
 F.R.V. HEATING VENTILATION AIR CONDITIONING
 I.B. IRON BAR
 I.L. LENGTH
 I.M.A.R.W. MAINTENANCE & ACCESS RIGHT OF WAY
 M.R. MUTUAL RIGHT OF WAY
 M.S. MAGNETIC SPIKE
 M.S.R. MAGNETIC RESERVE
 O.D.R.W. OVERLAP AND DRAINAGE RIGHT OF WAY
 POS. POSITION
 P.U. PUBLIC UTILITY LOT
 R. RADIUS OF CURVE AND/OR RADIAL ARC
 R.C. RESTRICTIVE COVENANT
 R.O.W. RIGHT OF WAY
 RE-EST. RE-ESTABLISHED
 RET. RETAINING
 R.P.R. REAL PROPERTY REPORT
 T.S.C. TRANSFORMATION AND UTILITY CORRIDOR
 U.R.W. UTILITY RIGHT OF WAY
 W.W. WINDOW WELL

THE FOLLOWING ITEMS MAY NOT BE SHOWN ON THIS RPR:
 - DETACHED SHEETS THAT ARE LESS THAN 10x2
 - RETAINING WALLS OR INTERIOR FENCES (GOOD PILING) THAT DO NOT DEFINE THE PROPERTY LINE
 - HOT TUBS
 - STEPS AND STAIRS
 - RATIO THAT IS LESS THAN 80h IN HEIGHT
 - ITEMS THAT IN THE OPINION OF THE SURVEYOR, DO NOT SUBSTANTIALLY INCREASE THE VALUE OF THE PROPERTY.
 - ITEMS THAT ARE COVERED BY SNOW AND ICE AS THE PROPERTY OWNER INDICATED TO REMOVE IT ON OR BEFORE THE FIELD SURVEY DATE.

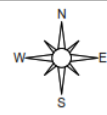
DETAIL NOT TO SCALE



SE1/4 SEC.32-23-28-4



ROAD ALLOWANCE (RANGE ROAD 284)



PLAN 011 2715
 BLOCK 4
 LOT(S) 235027 RANGE ROAD 284
 CIVIC ROCKYVIEW COUNTY, ALBERTA
 CLIENT BOB AND TERRI HILL

Certification:
 I hereby certify that this Report, which includes the attached plan and related survey, was prepared and performed under my supervision, direction, and control and in accordance with standards and rules for the practice of surveying prescribed by the Alberta Land Surveyors' Association. Accordingly, within those standards and as of the date of this Report,

- I am of the opinion that:
- the plan illustrates the boundaries of the Property, the improvements as defined in Part C, Section 6.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice, and registered easements and rights-of-way affecting the extent of the title to the Property;
 - the improvements are entirely within the boundaries of the Property; except FENCE ENCRACHED ONTO SE1/4 SEC.32-23-28-4 BY 2.21
 - no visible encroachments exist on the Property from any improvements situated on an adjoining Property; except NIL
 - no visible encroachments exist on registered easements, or rights-of-way affecting the extent of Property; except FENCE ENCRACHED ONTO U.R.W BY 1.61

Purpose:
 This Report and attached plan have been prepared for the benefit of the Property owner, subsequent owners, and any of their agents for the purpose(s) of land conveyance.

Copying is permitted only for the benefit of these parties, and only if the plan remains attached. Where applicable, registered easements and utility rights-of-way affecting the extent of the Property have been shown on the attached plan. Unless shown otherwise, property corner markers have not been placed during this survey.

The attached plan should not be used to establish boundaries (e.g. for fencing) because of the risk of misinterpretation or measurement error by the user.

The information shown on this Report reflects the status of the Property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements as subsequent changes to the development on the property will not be reflected.

Dated at the City of Calgary, Alberta
 March 6, 2026

W. JEFFREY PATTON, ALBERTA LAND SURVEYOR
 @copyright LOVSE SURVEYS LTD.

LEGEND:
 Found Iron Posts are shown thus: Fd. I
 Found Iron Bars are shown thus: Fd. IB
 Found Magnetic Nails are shown thus: Fd. MS
 All distances are in metres and decimals thereof.
 Distances shown on curve boundaries are Arc distances.
 Fences are shown thus: -#-#-#-#-#-#- and are deemed to be on property line if within +/- 0.2m unless otherwise noted.
 The dimensions shown related to perpendicular distances from property boundaries to foundation walls.

NOTE:
 Survey completed on February 27, 2026
 Title information is based on a title search on March 2, 2026
 and subject to:
 2866 KY UTILITY RIGHT OF WAY

FOR SUBSEQUENT REAL ESTATE TRANSACTIONS, THE VENDOR IS ENCOURAGED TO OBTAIN AN UP TO DATE RPR FROM LOVSE SURVEYS TO LIMIT POTENTIAL FUTURE LIABILITY. ESPECIALLY IN THE CASE THAT A STATUTORY DECLARATION WAS USED FOR THE REAL ESTATE TRANSACTION. LOVSE SURVEYS WILL NOT BE RESPONSIBLE FOR ANY ERROR OR OMISSIONS IF AN UPDATED RPR IS NOT USED FOR THE REAL ESTATE TRANSACTION.

THE OWNER IS RESPONSIBLE FOR THE REVIEW OF THIS REAL PROPERTY REPORT AND REPORT ANY DISCREPANCIES OR OMISSIONS WITHIN 3 MONTHS OF THE ISSUANCE OF THIS REPORT TO THE SURVEYOR. FAILURE TO REPORT THE DISCREPANCIES RELIEVES LOVSE SURVEYS OF ANY FUTURE LIABILITIES OR CLAIMS.

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS AN ORIGINAL SIGNATURE OR DIGITAL SIGNATURE OF AN ALBERTA LAND SURVEYOR AND A LOVSE SURVEYS LTD. PERMIT STAMP.

THE BUILDING(S) CONSTRUCTED ON THE LANDS DESCRIBED ABOVE HAVE BEEN CONSTRUCTED WITHIN THE HEIGHT RESTRICTIONS AND IN ACCORDANCE WITH THE REQUIREMENT AS SET FORTH IN THE CALGARY INTERNATIONAL AIRPORT ZONING REGULATIONS.

UPDATED FROM ORIGINAL SURVEY PERFORMED BY LOVSE SURVEYS LTD. ON JULY 23, 2005

ALL EVIDENCE SHOWN IS BASED ON THE ORIGINAL SURVEY. EVIDENCE SEARCHES ARE NOT CARRIED OUT DURING THE UPDATE SURVEY.

NOT WITHSTANDING ITEMS 244 OF THE CERTIFICATION, THE DRIVEWAY AND/OR WALKWAY IS NORMALLY PERMITTED TO ENCRACH ONTO UTILITIES RIGHT OF WAYS AND/OR OUTSIDE THE PROPERTY LINE WITHOUT AN ENCROACHMENT AGREEMENT.

Drawn by: HK Chkd: WJP Scale: 1:1000 METRIC FILE NO: 2602118URPR

LOVSE SURVEYS LTD.
 Land Surveyors
 #2, 4750 106 AVENUE SE
 CALGARY, ALBERTA, T2C 3G5
 PHONE 403-254-2010 FAX 403-254-1723
 WWW.LOVSESURVEYS.COM



PROPERTY LOCATION



Roman Real Estate (2009) Ltd. have obtained this information from sources deemed reliable and while thought to be correct, have not been verified. We do not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.



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