

I-LHT Industrial Land

Multiple structures on 10.34 acres

FOR SALE

235091 Range Road 284
Rocky View County, AB

Semper Fidelis
ROMAN
Real Estate

Contact

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RESIDENTIAL & COMMERCIAL FLEXIBILITY

IDEAL FOR INDUSTRIAL REDEVELOPMENT

Discover a rare opportunity in Rocky View County with this prime 10.34-acre (76.45m x 550.41m) industrial parcel located in a highly sought-after corridor near established and emerging industrial development. Zoned I-LHT, the property offers flexible long-term potential for a wide range of light industrial, storage, yard, service, and transportation-oriented uses, subject to municipal approvals. Adding immediate value, the site is currently improved with an active RV storage business featuring 180 stalls with 100% occupancy, providing valuable holding income while future plans are explored. With its generous land size, existing income stream, and strategic position within one of the region's most active industrial growth areas, this property is ideally suited for investors, owner-users, or groups seeking a versatile site with both near-term cash flow and long-term redevelopment upside. Secure a significant landholding with built-in revenue and unlock the future possibilities today!



Address:	235091 Range Range Road 284, Rocky View County, AB
Legal Address:	Plan 9210992, Block 2, Lot 4
Zoning:	I - LHT
Servicing:	Partially Serviced with gas and electricity. 2 water wells, septic services
Buildings:	Shop 1 – 3,200 s.f. c/w 100 amp 3 phase power (tbv) and 2 drive in doors (12' x 14', 12' x 12'). House – 2 story walkout 5,630 s.f. +/- & 1,749 s.f. +/- garage
RV Storage:	180 stalls lease on 1 year contracts. 100% occupancy
Income:	$180,000.00 ($1,000 per year per stall) roughly $3,000/acre/month
Environmental:	Owner will provide clean Phase 1
Available:	90 days
Taxes:	$ 22,541.52
Sale Price:	$ ~~5,750,000.00~~ $ 4,995,000.00



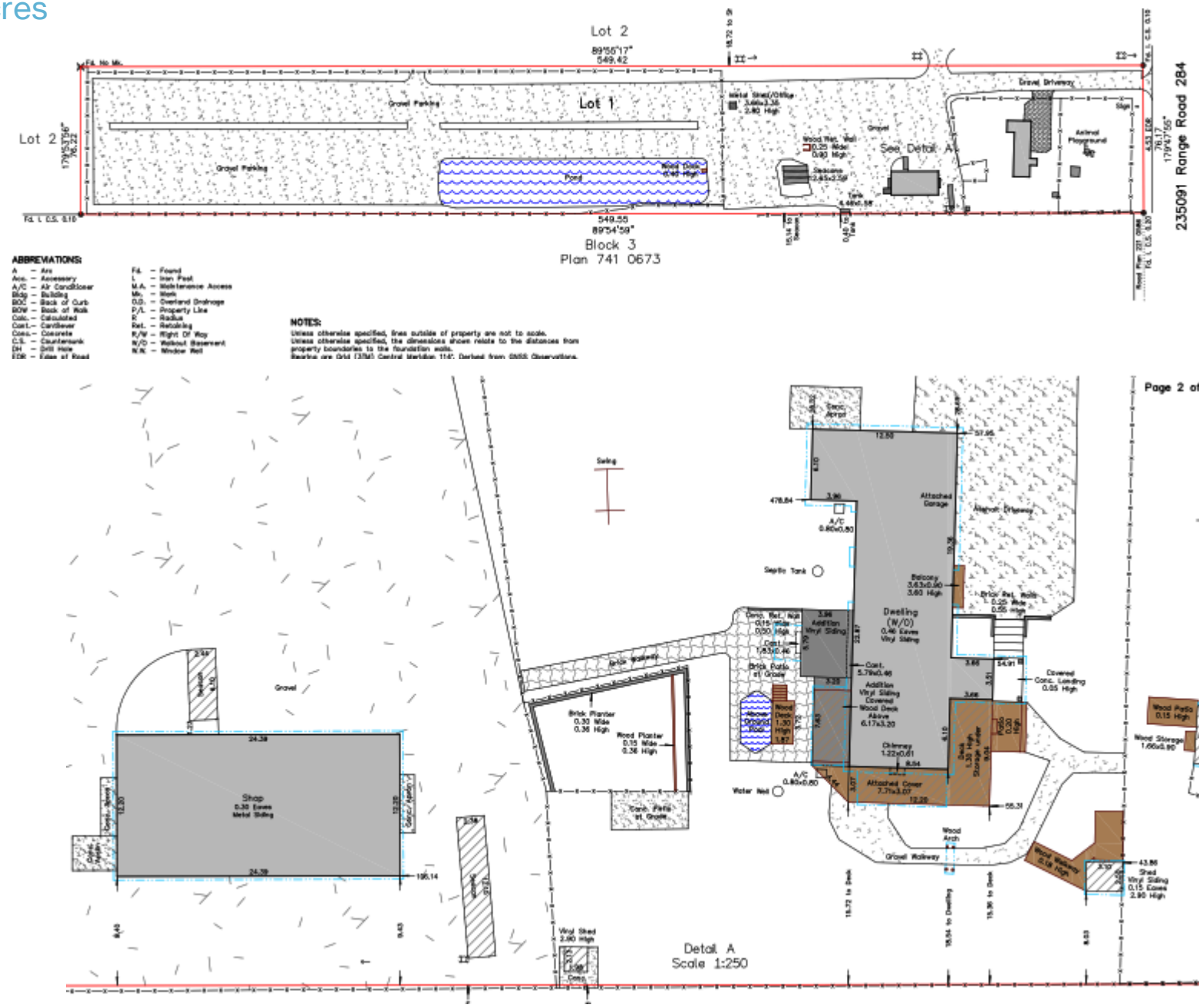






SITE SURVEY DRAWINGS

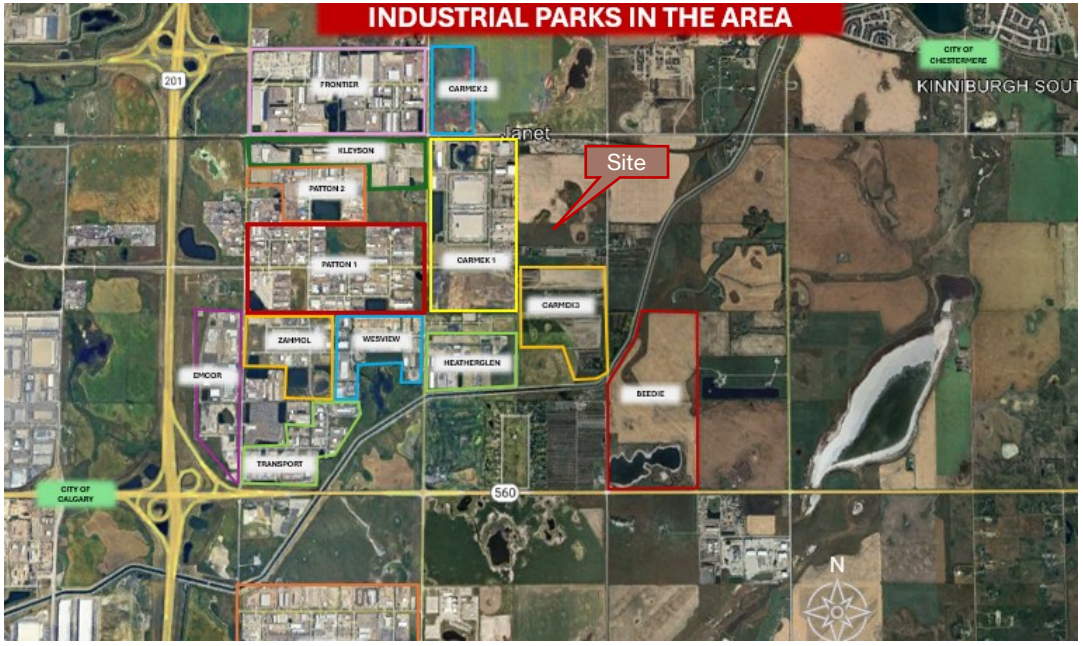
10.35 acres



RomanRE.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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