



GRASSROOTS

REALTY GROUP

1-833-GPROOTS (477-6687)

calgary@grassrootsrealtygroup.ca

HWY 2 + 12 AVE
High River, Alberta

MLS # C4247513



\$9,600,000

Division: -

Type: -

Style: -

Size: - Age: -

Beds: - Baths: -

Possession: -

Garage: -

Driveway: -

Heating: -

Water: -

Floors: -

Sewer: None

Roof: -

Taxes: -

Basement: -

Condo Fee: -

Exterior: -

Lot Fee: -

Land: -

Maintenance Fee: -

Features: -

Inclusions: -

ATTENTION investors, developers, business owners- a RARE OPPORTUNITY to purchase 139.19 acres of PRIME + UNDEVELOPED land WITHIN the CITY LIMITS of HIGH RIVER bordering onto HWY 2 + 12 AVE! AMAZING exposure w/highway traffic on 2 sides of the parcel of land + CLOSE to shops, hotels, schools, businesses + more! QUICK highway access means EASY ACCESS to Calgary + beyond! This land DID NOT flood + currently has approx \$50,000 per year revenue income from crops + signs. High River is OPEN for business! The current Council + Planning department are working hard to review all bylaws + zoning to allow businesses to operate throughout the entire town. This piece of property is currently proposed to be allowed for mixed use development on a potential ratio of 90% commercial 10% residential. High River Advantage - No Business tax, No Manufacturing + Equipment Tax + has an immediate access to major transportation corridor. Economic Development is a major part of Council's 2015-2017 Plan!