

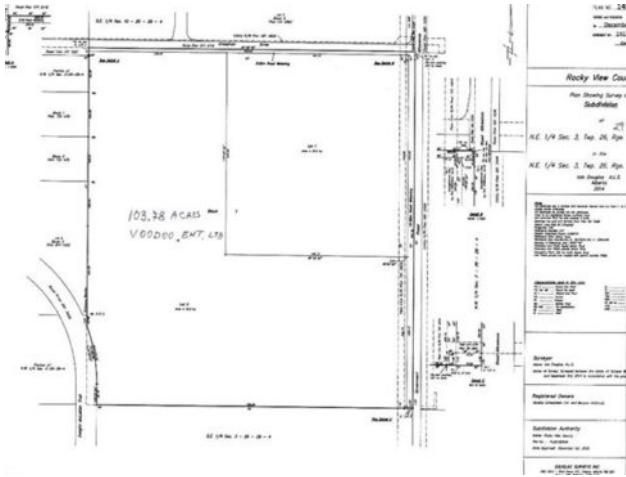


GRASSROOTS
REALTY GROUP

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**Cross Iron Drive
Rural Rocky View County, Alberta**

MLS # C4270148



\$25,000,000

Division:	-
Type:	-
Style:	-
Size:	-
Age:	-
Beds:	-
Baths:	-
Possession:	-
Garage:	-
Driveway:	-

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Taxes:	-
Basement:	-	Condo Fee:	-
Exterior:	-	Lot Fee:	-
Land:	-	Maintenance Fee:	-
Features:	-		

Inclusions: -

103.78 acres on the south side of Cross Iron Drive across the road from the new Wal-mart warehouse. Water and Sewer connection already on the north side of property. This land is zoned light industrial and is ready to go. Surrounded by Commercial/Industrial development. Borders Dwight McLellan Trail on SW corner and fronts Crossiron Drive on north. East Balzac Area Structure Plan is developing an Industrial node anchored by Ivanhoe Cambridge Cross Iron Mills regional shopping centre, Nose Creek Business park, Casino, Horse racing track, New Horizon Mall. Services on Crossiron Drive and Dwight McLellan Tr. Conceptual Scheme and land use approved, this is a timely investment in the middle of "where the action is"! Close to International Airport, Hotels and Major transportation corridors.