

LAND FOR SALE OR LEASE

273122 RANGE ROAD 293 NE

AIRDRIE, AB

HIGHWAY QE II

Lead Agents:

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5.64 ACRES WITH PRIME EXPOSURE ONTO HIGHWAY QEII





PROPERTY DETAILS

District:	Airdrie, AB
Legal Description:	Plan 0414092, Block 1, Lot 1
Zoning:	RB-G Rural Business: General District
Available Area:	± 5.64 acres
Services:	Limited services (power and water well, specifications TBV)
Asking Sale Price:	\$3,102,000 (\$550,000 per acre)
Net Lease Rate:	\$1.15 psf
Property Taxes:	\$16,038.62 (2026)
Available:	Immediately

HIGHLIGHTS

- Partially fenced and graveled site
- Low property taxes compared to the City of Calgary
- Flexible zoning
- Rare exposure site

ZONING

RB-G (RURAL BUSINESS: GENERAL DISTRICT)

Purpose

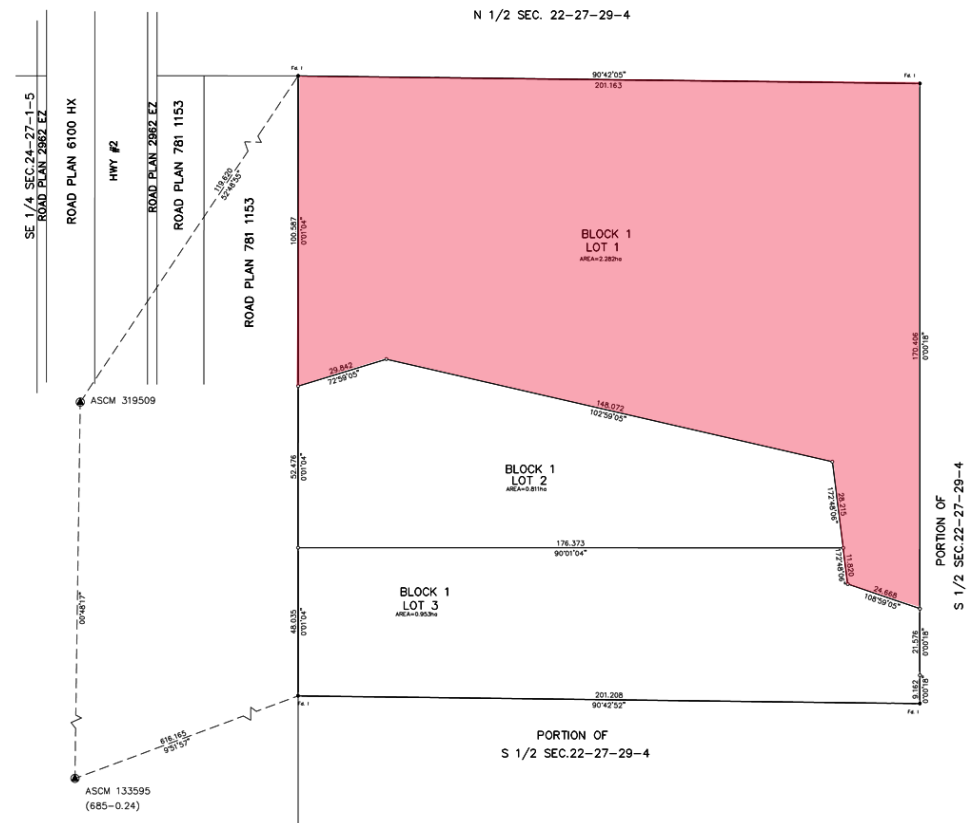
The purpose of this District is to provide for a range of businesses and supporting uses to serve outlying areas of the City which are compatible with the surrounding rural character.

Permitted Uses:

- Accessory Building
- Agricultural Operation, General
- Agricultural Operation, Limited
- Government Service

Discretionary Uses:

- Animal Service, General
- Animal Service, Limited
- Animal Service, Major
- Auctioning Service
- Cannabis Facility
- Cemetery
- Funeral Service, General
- Funeral Service, Limited
- Health Care, General
- Health Care, Limited
- Heavy Vehicle Storage & Repair
- Industrial Agriculture & Production
- Industrial Distribution
- Industrial Manufacturing & Operations
- Industrial Service & Sales
- Personal Service
- RV Sales & Service
- RV Storage
- Security Suite
- Storage Facility, Indoor
- Storage Facility, Outdoor
- Vehicle Sales & Leasing
- Vehicle Service, Limited
- Vehicle Service, General
- Vehicle Service, Major
- Warehouse Sales



LOCATION MAP



AVERAGE DAILY TRAFFIC COUNT

**Highway QEII
(North of Veterans Boulevard)**

41,940 vehicles per day
(2024 study)



HIGHWAY QEII

VETERANS BOULEVARD NE

CITY OF
AIRDRIE



For more information, please contact:

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