

\$16,516,500 - 283135 Glenmore Trail, Rural Rocky View County

MLS® #A2196980

\$16,516,500

0 Bedroom, 0.00 Bathroom,
Land on 78.65 Acres

NONE, Rural Rocky View County, Alberta

283135 Glenmore Trail SE, 233222 Range Road 284, and 233226 Range Road 284 offer a prime opportunity to purchase up to 78.65 acres of development-ready land in Rocky View County, Alberta. Strategically positioned on Calgary's border, this property provides exceptional access to major transportation routes while benefiting from significantly lower property taxes, approximately 33% less than within Calgary. With zoning and permits already secured, the site is ready for large-scale industrial development, featuring approved plans for approximately 1,120,000 square feet of building space. This property is ideal for developers, investors, and owner/users and can accommodate data centers, transportation hubs, warehouses, dealerships, and more. Plans and budgeting for a signalized intersection further enhance accessibility. The property's strategic location ensures unparalleled connectivity to regional and international markets, with Stoney Trail (Highway 201), CP Rail Intermodal Terminal, and Calgary International Airport are all within a 30-minute drive. Additionally, the site is adjacent to the Prairie Gateway Area Structure Plan, a world-class logistics and industrial hub, reinforcing strong long-term investment potential. This offering consists of two separately available parcels. Contact the listing broker to explore this high-value industrial development opportunity and for



more details, including geotechnical assessments, permits, and supporting documentation.

Essential Information

MLS® #	A2196980
Price	\$16,516,500
Bathrooms	0.00
Acres	78.65
Type	Land
Sub-Type	Commercial Land
Status	Active

Community Information

Address	283135 Glenmore Trail
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T1X 0K7

Additional Information

Date Listed	February 25th, 2025
Days on Market	37
Zoning	DC159 I-IA Ind Activity &

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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