

# FOR SALE

## 4.54 ACRES VACANT LAND

BALZAC | ROCKY VIEW COUNTY, AB



### PROPERTY DETAILS

ADDRESS:	Plan 1611467; Blk 4; Lot 2
LAND SIZE:	4.54 Acres
ZONING:	DC 99, Cell C
PRICE:	\$3.178 Million (\$700,000/acre)

### DRIVE TIME

QE II (HWY 2):	3 Minutes
CROSSIRON MILLS:	3 Minutes
YYC AIRPORT:	15 Minutes
DOWNTOWN CALGARY:	20 Minutes
AIRDRIE (OUTSKIRTS):	7 Minutes

### PROPERTY HIGHLIGHTS

- Located directly north of Century Downs Racetrack and Casino.
- Zoning allows for a variety of commercial and light industrial.

### AREA HIGHLIGHTS

- Multiple Business and Industrial Parks in the area: Wagon Wheel Industrial Park, High Plains Industrial Park, Highlands Industrial Park, HAM West Industrial Park, Nose Creek Business Park, McLellan Business Park, Interlink Logistics Park
- CrossIron Mills Shopping Centre and New Horizon Mall located within minutes.

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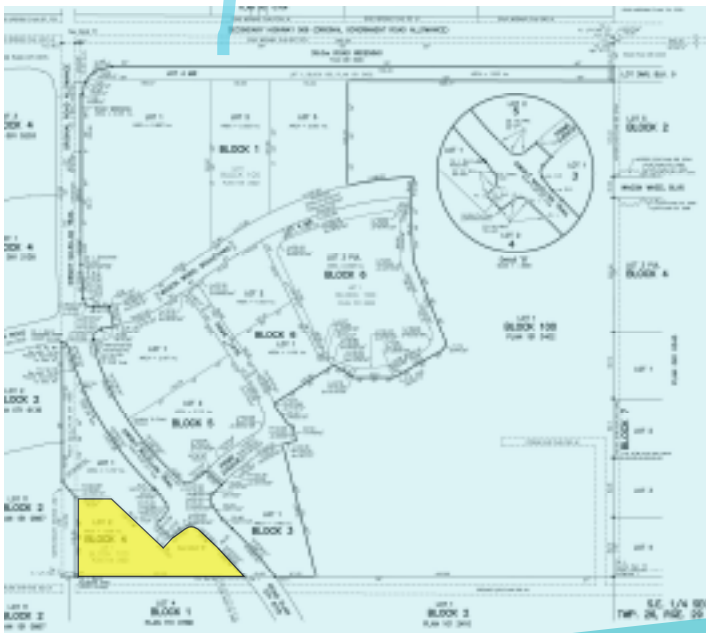
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