

# \$2,490,000 - 291143 Township Road 270 Se, Airdrie

MLS® #A2134284

**\$2,490,000**

0 Bedroom, 0.00 Bathroom,  
Land on 9.69 Acres

NONE, Airdrie, Alberta

Come and check out the excellent current and future Opportunities: 9.69 Acres inside the City of Airdrie, Alberta â€¢ Approved City of Airdrie Interim Use Area with a multiple variety of interim business uses â€¢ Located on paved Yankee Valley Boulevard adjacent to Airdrie AirPark â€¢ Within the Southeast Yankee Valley Boulevard Community Area Structure Plan (Phase 3). â€¢ SE YVB ASP is showing future Commercial/Mixed Use and the proposed future Range Road 292 re-alignment provides excellent north-south access to Yankee Valley Boulevard east-west access â€¢ Surrounded by Developer owned properties Located within one of Canada's fastest growing cities and ideal for interim business uses (by approval) while you wait for excellent future development potential. Primarily land value, there are a variety of old derelict buildings and a very old "home" with addition, and old mobile home, all of which are sold "as is". Come and check out the opportunities!

## Essential Information

MLS® #	A2134284
Price	\$2,490,000
Bathrooms	0.00
Acres	9.69
Type	Land
Sub-Type	Commercial Land



Status Active

### Community Information

Address 291143 Township Road 270 Se  
Subdivision NONE  
City Airdrie  
County Airdrie  
Province Alberta  
Postal Code T4B 2A4

### Amenities

Utilities Electricity Paid For, Propane

### Exterior

Lot Description Few Trees, Level, Cleared

### Additional Information

Date Listed June 18th, 2024  
Days on Market 290  
Zoning F (ASP approved)

### Listing Details

Listing Office Yates Real Estate Ltd

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.