

# \$4,500,000 - 260225 Township Road 281 Rural Rocky View County, Beiseker

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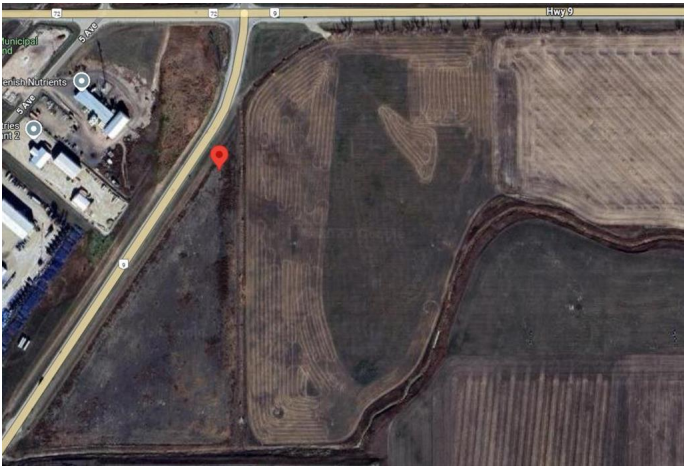
MLS® #A2222098

**\$4,500,000**

0 Bedroom, 0.00 Bathroom,  
Land on 5.00 Acres

NONE, Beiseker, Alberta

An exceptional opportunity to acquire 5 acres of prime commercial land located on the corner of Highway 9 in the thriving town of Beiseker, Alberta. This high-exposure corner lot offers excellent visibility and accessibility, making it an ideal site for a variety of highway commercial developments. With direct access from Highway 9 and strong traffic volumes from both local and regional travelers, the property is perfectly suited for a gas bar, car wash, drive-thru restaurant, or a full-service truck stop. The generous lot size provides ample room for development, parking, and circulation, while the commercial zoning supports a wide range of uses. Positioned along a key transportation corridor, this site presents a rare investment opportunity to meet the growing demand for roadside services in the area. Whether you’re an investor or developer, this is a strategic location with high potential for long-term growth and visibility.



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | A2222098        |
| Price     | \$4,500,000     |
| Bathrooms | 0.00            |
| Acres     | 5.00            |
| Type      | Land            |
| Sub-Type  | Commercial Land |

|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |  |
|-------------|--|
| Address     | 260225 Township Road 281 Rural Rocky View County |
| Subdivision | NONE   |
| City        | Beiseker   |
| County      | Rocky View County                                |
| Province    | Alberta  |
| Postal Code | T0M 0G0  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 101            |
| Zoning         | C-8000-2020    |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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