

# \$276,000 - 9 274 Township, Irricana

MLS® #A2198773

**\$276,000**

0 Bedroom, 0.00 Bathroom,  
Land on 3.00 Acres

NONE, Irricana, Alberta

This versatile commercial land in Irricana, Alberta, offers direct access off Township Road 274, providing excellent connectivity for a variety of industrial or storage uses. Located on the north side of town, the site features a compacted and graveled access road, with natural gas and electricity available at the property edge.

Each lot will be rough-graded ensuring a ready-to-use site. Development can proceed via a Development Permit (DP) while the formal subdivision process is completed. Vendor financing is available, offering flexibility for potential buyers.

For more information or to schedule a site visit, contact us today.



## Essential Information

MLS® #	A2198773
Price	\$276,000
Bathrooms	0.00
Acres	3.00
Type	Land
Sub-Type	Industrial Land
Status	Active

## Community Information

Address	9 274 Township
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Subdivision	NONE
City	Irricana
County	Rocky View County
Province	Alberta
Postal Code	T0M 1B0

### **Amenities**

Amenities	None
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### **Additional Information**

Date Listed	March 3rd, 2025
Days on Market	78
Zoning	I-L

### **Listing Details**

Listing Office	CDN Global Advisors Ltd.
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