

# For sale

## 33.85 Acres Industrial Development Land Balzac, Rocky View County, Alberta

- Land-use amendment for 40' clear heights approved April 2024
- Conditional development permit approval put on hold for buyer
- Wetland closure application submitted and imminent
- Services to be pulled and road construction to the south to commence Fall 2024
- Stormwater management design engineering plan completed





# Balzac Industrial Area, Rocky View County



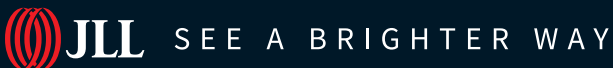
## Approximate Drive Times

### Transportation Routes

- Hwy 2 / Deerfoot Trail **3 min**
- Stoney Trail North **6 min**
- Trans-Canada Hwy (16 Ave.) **15 min**

### Destination Places

- Calgary Airport **15 min**
- City of Airdrie **15 min**
- Downtown Calgary **19 min**



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