

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

---

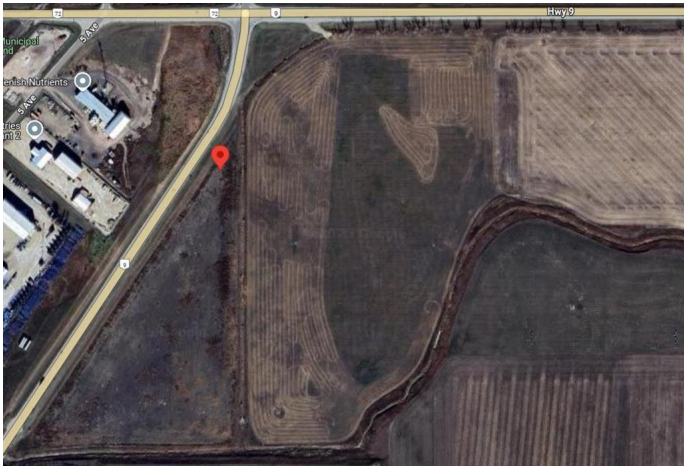
MLS® #A2222098

**\$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          104  
Zoning                      C-8000-2020

**Listing Details**

Listing Office              Century 21 Bravo Realty

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.