

\$4,500,000 - 260225 Township Rd 281, Beiseker

MLS® #E4458576

\$4,500,000

0 Bedroom, 0.00 Bathroom,
Land Commercial on 0.00 Acres

None, Beiseker, AB

A rare chance to acquire 22.7± acres of prime commercial land at the high-visibility corner of Highway 9 and Highway 72, along the busy Calgary–Drumheller corridor. Of this, 5 acres are DP-approved for a truck stop and fast-food development. With direct highway access and strong traffic volumes from both local and regional travellers, the site is ideally suited for gas stations, drive-thru restaurants, car wash, or a full-service truck stop. The generous lot size provides ample space for development, parking, circulation, and future expansion. Major national franchises—including gas station, fast food, and truck stop operators—have already expressed serious interest in leasing space, further boosting the site's value and long-term potential. Backed by flexible commercial zoning and positioned along two major transportation corridors, this property is a strategic investment opportunity for developers and investors looking to capture the growing demand for roadside service in the region.



Essential Information

MLS® #	E4458576
Price	\$4,500,000
Bathrooms	0.00

Acres	0.00
Type	Land Commercial
Status	Active

Community Information

Address	260225 Township Rd 281
Area	Beiseker
Subdivision	None
City	Beiseker
County	ALBERTA
Province	AB
Postal Code	T0M 0G0

Additional Information

Date Listed	September 19th, 2025
Days on Market	39
Zoning	Zone 02

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 28th, 2025 at 12:32pm MDT