

## \$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 | 25                   |
| Zoning         | Zone 02              |

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Listing information last updated on October 13th, 2025 at 10:47pm MDT