

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

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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 Calgaryâ€“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 franchisesâ€“including gas station, fast food, and truck stop operatorsâ€“have already expressed serious interest in leasing space, further boosting the siteâ€™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	4
Zoning	Zone 02

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Listing information last updated on September 23rd, 2025 at 5:47pm MDT