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107, 32532 RANGE ROAD 42 FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Rural Mountain View County, Alberta



Listing ID:
27355


MLS ID:
A2188263

\$550,000



 **DAVID DOYLE**
 (403) 507-0184

 CIR Realty
 403-271-0600

 107, 32532 Range Road 42 , Rural Mountain View County , Alberta T0M 0K0

Transaction Type For Sale	Title Fee Simple	Days On Market 161
Zoning 6	Subdivision NONE	Nearest Town Sundre
Year Built 2020	Structure Type Warehouse	Property Type Commercial
Property Sub Type Industrial	Legal Plan 1910499	Building Area (Sq. Ft.) 6480.00
Building Area (Sq. M.) 602.01	Lot Size (Sq. Ft.) 110642	Lot Size (Acres) 2.54
Footprint (Sq. Ft.) 6509	Construction Type Metal Frame,Metal Siding	Roof Metal
Foundation Piling(s),Poured Concrete,Slab	Electric Three Phase,801 Amp Service	Cooling None
Heating None	Lot Features Corner Lot,Irregular Lot,Subdivided,Yard Drainage	Access to Property Accessible to Major Traffic Route,Direct Access,On Major Traffic Route,Paved Road,Public
Inclusions As is.	Restrictions None Known	Reports Plot Plan,Title

Located in the Cowboy Trail Business Park, this steel-framed building with a concrete floor is ready for your finishing touches, making this 6,000-square-foot building on 2.54 acres of fenced yard the perfect space for your business. The business park offers convenient access to two major highways, #22 and #27, yet remains private and secluded, surrounded by trees on both sides. The shop is a steel-framed building featuring three overhead doors, two roll-up doors, and an interior clearance of 14 feet at the peak, providing excellent functionality for various business operations. The facility was originally designed to function as a medical cannabis facility, meeting the highest standards, including food-grade specifications. Key features include: Two Three-Phase Power Lines: Positioned on the east and west sides of the property, providing ample electrical capacity. High-Speed Internet Access: A fibre optic trunk line is available on the north side of Highway 27 between Olds and Sundre. This property offers exceptional infrastructure, a well-designed building, and an excellent location, making it an ideal choice for a variety of businesses.

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