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39-32580 RANGE ROAD 11 FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Rural Mountain View County, Alberta



Listing ID:
29957


MLS ID:
A2205715

\$950,000



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

 **CIR Realty**
 403-271-0600


39-32580 Range Road 11 , Rural Mountain View County , Alberta T4H1P6

Transaction Type

For Sale

Days On Market

97

Zoning

I-BP Business Park Distri

Subdivision

NONE

Nearest Town

Olds

Structure Type

None

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

1511332

Building Area (Sq. Ft.)

0.00

Building Area (Sq. M.)

0.00

Lot Size (Sq. Ft.)

239580

Lot Size (Acres)

5.50

Electric

Three Phase,801 Amp Service

Lot FeaturesCleared,Corner Lot,Irregular
Lot,Level,See Remarks,Subdivided,Yard
Drainage**Inclusions**

Fencing as is.

Restrictions

Development Restriction

Reports

Aerial Photos

Welcome to Netook Crossing — one of the newest and most active business parks along Highway 2. This 5.5-acre lot has been graded, graveled, and fully fenced, offering a ready-to-use space for a variety of commercial or industrial purposes. Located directly adjacent to Highway 2, it boasts exceptional visibility, with an average daily traffic count of approximately 12,000 vehicles. Previously utilized as a storage yard for an RV dealership, this property offers great flexibility and exposure for your business. Current businesses in the park include three agricultural dealers, Volker Stevin Highway Maintenance, Styrke Industries, Techmation, Co-op Cardlock and Gas Station, RealTime Storage, and Mountain View Dodge. Additionally, two new buildings are currently under construction, further signaling the area's growth and investment potential.

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