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103-32580 RANGE ROAD 11 FOR SALE

Commercial Real Estate > Commercial Property for Sale




Location
Rural Mountain View County, Alberta



Listing ID:
30568


MLS ID:
A2220549

\$443,900



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

 **CIR Realty**
 403-271-0600

 103-32580 Range Road 11 , Rural Mountain View County , Alberta T4H 1P2

Transaction Type For Sale	Title Fee Simple	Days On Market 70
Zoning IB	Subdivision NONE	Nearest Town Olds
Structure Type None	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 0813207	Building Area (Sq. Ft.) 0.00	Building Area (Sq. M.) 0.00
Lot Size (Sq. Ft.) 168141	Lot Size (Acres) 3.86	Electric 800 Amp Service
Lot Features Cleared,Corner Lot,Level,Open Lot,Street Lighting,Subdivided	Access to Property Allowed Access,Direct Access,Major Shopping Nearby,On Major Traffic Route,Paved Road,Public,Visual Exposure	Inclusions N/A
Restrictions Development Restriction	Reports Title	

Discover the perfect location for your business in the thriving Netook Crossing Business Park, situated in Mountain View County. This bare lot, zoned Business Park District (I-BP), offers unparalleled potential for commercial development in a well-established and strategically located business hub. This 3.86-acre lot has a sewer connection, High-speed internet connection, telephone, natural gas and up to 800 amp service at the property line. If required for your use, a water well would need to be drilled and there is a limit to water use from Alberta Environment on average daily use. Netook Crossing is home to a diverse range of businesses, including retail outlets, professional services, light industrial operations, and more. This dynamic environment fosters collaboration and growth, making it an ideal location for businesses seeking visibility and connectivity. The Business Park District (I-BP) zoning allows for a variety of uses as outlined in the Mountain View County Land Use Bylaw. Potential opportunities include light manufacturing, professional office space, warehousing, distribution centers, automotive services, and even recreational or hospitality services. This flexibility makes the lot suitable for a broad spectrum of industries. Located with excellent access to major highways, including the QEII corridor, this lot offers convenience for transportation and logistics. With utilities readily available and surrounding infrastructure designed to support business growth, this is a prime opportunity to establish or expand your operations in one of the region's most promising commercial areas. Don't miss the chance to bring your business vision to life in Netook Crossing. Contact us today to learn more about this property

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