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## COMMERCIAL FOR SALE

Businesses and Franchises for Sale > Business for Sale





**Location**  
Cremona, Cremona



**Listing ID:**  
30790


**MLS ID:**  
A2226531

**\$797,000**



 **ADAM MCMILLAN**  
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 211 Railway Avenue E, Cremona , Cremona T0M 0B9

Prime Commercial Property – Cremona, Alberta 6,000 SQ.FT Stand Alone Commercial Building: 8% + Cap Rate: 3 Properties: On 1.38 Acres Fenced This well—maintained 6,000—square—foot commercial building is situated on three separately titled commercial-zoned lots in the thriving rural community of Cremona, Alberta, and presents an exceptional opportunity. It offers a rare combination of space, functionality, and investment potential. Property Highlights: With its flexible interior layout, this 6,000 sq ft commercial structure is a unique offering that can accommodate various business uses. 1,200 sq ft auxiliary building, ideal for storage, workshop, or additional operational support Fully fenced yard offering enhanced security, accessibility, and utility Previously operated as Cremona's trusted hardware store, the property holds strong community recognition and goodwill. Strategic Location: Conveniently located just 55 minutes from Calgary, 40 minutes from Airdrie, and 35 minutes from Cochrane, this property offers easy access to major trade routes and the benefits of a supportive, small-town environment. Central positioning provides easy access to major trade routes while benefiting from lower operating costs in a supportive, small-town environment. Investment Appeal: This property is ideally suited for: Owner-occupiers seeking an established location with room to grow Expanding businesses looking to relocate or consolidate operations Investors pursuing a high-demand asset with stable long-term potential Standalone commercial properties of this scale and versatility are seldom available in Cremona. Whether your interest lies in retail, light industrial, professional or avocational services, or storage operations, this site offers the flexibility and visibility to support a variety of commercial enterprises.

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