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## 211 RAILWAY AVENUE E FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Cremona, Cremona



**Listing ID:**  
32393


**MLS ID:**  
A2262066

**\$500,000**



 **ADAM MCMILLAN**  
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 211 Railway Avenue E, Cremona , Cremona T0M0B9

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 1
<b>Zoning</b> C1	<b>Subdivision</b> NONE	<b>Building Type</b> Free-Standing,Manufacturing,Retail,Street Level Storefront,Strip Mall,Walk-up,Warehouse
<b>Year Built</b> 2005	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 2011232	<b>Building Area (Sq. Ft.)</b> 6056.78
<b>Building Area (Sq. M.)</b> 562.69	<b>Access to Property</b> Direct Access,Public	<b>Inclusions</b> Metal Shelving (Back Receiving Area), Craftsman Snowblower, Alarm System that includes Motion Glass and Doors, Fridge, Electric Stove and 10x8 Metal Shed.
<b>Restrictions</b> None Known	<b>Reports</b> RPR,Title	

Prime Commercial Property – Cremona, Alberta This 6,000 sq.ft stand-alone commercial building sits on a fully fenced 0.64-acre C1-zoned lot, offering exceptional versatility and investment potential. The well-maintained structure features a flexible interior layout, making it adaptable for a wide range of commercial uses such as retail, light industrial, professional services, or storage operations. Conveniently located just 55 minutes from Calgary, 40 minutes from Airdrie, and 35 minutes from Cochrane, the property provides excellent accessibility to major trade routes while benefiting from the supportive and cost-effective environment of a small rural community. Standalone commercial properties of this scale are rarely available in Cremona, making this an ideal opportunity for owner-occupiers, growing businesses, or investors seeking long-term value.

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