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## RANGE ROAD 54 FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Rural Cypress County, Alberta



**Listing ID:**  
33102


**MLS ID:**  
A2273184

**\$445,000**



 **LISA SHAW**  
 (403) 394-8928

 Onyx Realty Ltd.  
 403-329-8899

 Range Road 54 , Rural Cypress County , Alberta T1A7G8

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 2
<b>Zoning</b> AG1	<b>Subdivision</b> NONE	<b>Nearest Town</b> Medicine Hat
<b>Year Built</b> 2025	<b>Structure Type</b> Other	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Building Area (Sq. Ft.)</b> 2400.00	<b>Building Area (Sq. M.)</b> 222.97
<b>Roof</b> Metal	<b>Foundation</b> Poured Concrete,Slab	<b>Inclusions</b> none
<b>Restrictions</b> None Known	<b>Reports</b> Land Survey	

Discover the perfect blend of space, functionality, and opportunity on this impressive 28.92 acre property. Whether you're looking to expand business operations, store equipment, build your dream home, or invest in land with serious potential, this property checks all the boxes. Completed in Fall 2025, the newly built 60' x 40' shop is designed for versatility and efficiency. Featuring four 16-ft bay doors—including two drive-through bays—it offers seamless access for large equipment, vehicles, or commercial use. The shop boasts an 18-ft ceiling height, a durable metal roof and siding, and is fully wired for power and ready to finish to your needs. Services are conveniently located at the property line, giving you flexibility for future development. The land is fenced with a combination of fencing styles, a creek running through and includes a gated entrance for privacy and security. With ample land, a brand-new shop, this property presents an exceptional opportunity for mixed use. Bring your plans and make it your own!

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