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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**
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 Onyx Realty Ltd.
 403-329-8899

 Range Road 54 , Rural Cypress County , Alberta T1A7G8

Transaction Type	Title	Days On Market
For Sale	Fee Simple	62
Zoning	Subdivision	Nearest Town
AG1	NONE	Medicine Hat
Year Built	Structure Type	Property Type
2025	Other	Commercial
Property Sub Type	Building Area (Sq. Ft.)	Building Area (Sq. M.)
Mixed Use	2400.00	222.97
Roof	Foundation	Inclusions
Metal	Poured Concrete,Slab	Shop only
Restrictions	Reports	
Development Restriction	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 though 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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