



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**625 MCCOOL Street, Crossfield T0M 0S0**

MLS® #: **A2163661**      Area: **NONE**      Listing Date: **09/06/24**      List Price: **\$1,100,000**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Land**  
 Sub Type: **Industrial Land**  
 City/Town: **Crossfield**  
 Year Built: **0**  
Lot Information  
 Lot Sz Ar: **78,792 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **0**  
 Low Sqft:  
 Ttl Sqft:

DOM

**138**  
Layout  
 Beds: **0**  
 Baths: **0.0 (0 0)**  
 Style:

Parking

Ttl Park: **0**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat:

Utilities and Features

Roof:      Construction:  
 Heating:      Flooring:  
 Sewer:      Water Source:  
 Ext Feat:      Fnd/Bsmt:  
 Kitchen Appl:  
 Int Feat:  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> Legal/Tax/Financial	<u>Level</u>	<u>Dimensions</u>
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Title:      Zoning:  
**Fee Simple**      **I-2**  
 Legal Desc:      **8210733**

Remarks

Pub Rmks:      **This prime 1.81-acre vacant lot in Crossfield's industrial area offers endless potential for development. Zoned as Medium Industrial District, the property is ideal for a wide range of industrial uses, providing ample opportunity for growth. With Highway 2A frontage and excellent access, it's perfectly positioned for visibility and convenience. The lot is already prepared with 2.5 feet of compacted pit run, making it ready for your next project. Don't miss this opportunity to secure a versatile industrial property in a sought-after location.**

Inclusions:      **NA**  
 Property Listed By:      **CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123