



THE A-TEAM

RE/MAX FIRST

625 MCCOOL Street, Crossfield T0M 0S0

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



General Information

Prop Type: Land Industrial Land
Sub Type: Crossfield
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

12
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

Table with 6 columns: Room, Level, Dimensions, Room Legal/Tax/Financial, Level, Dimensions

Title: Fee Simple
Legal Desc: 8210733
Zoning: I-2

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