

# \$4,900,000 - 32532, Range Road 42, Rural Mountain View County

---

MLS® #A2154849

**\$4,900,000**

0 Bedroom, 0.00 Bathroom,  
Land on 49.91 Acres

NONE, Rural Mountain View County, Alberta

49.91 acre parcel in the Cowboy Trail Business Park on the intersection of Hwy 27 and Hwy 22. This intersection sees an "Average Annual Daytime Traffic" of 17,740 movements as measured by Alberta Transportation in 2019. The Cowboy Trail Business Park has supporting businesses that include a Cardlock Gas station, RV storage, bedding and Mulch operations, and the current development of a Consumer retail business. Located 22 minutes to the QE2 East of Olds, 7 Minutes to Sundre, and 40 minutes to Cochrane provide easy access for Transport Trucks, Campers, and Tourism. Connecting lots and other lots are available.



## Essential Information

MLS® #	A2154849
Price	\$4,900,000
Bathrooms	0.00
Acres	49.91
Type	Land
Sub-Type	Industrial Land
Status	Active

## Community Information

Address	32532, Range Road 42
Subdivision	NONE
City	Rural Mountain View County

County	Mountain View County
Province	Alberta
Postal Code	T0M 1X0

**Additional Information**

Date Listed	August 1st, 2024
Days on Market	337
Zoning	Ag

**Listing Details**

Listing Office	Coldwell Banker Vision Realty
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.