

\$950,000 - 39-32580 Range Road 11, Rural Mountain View County

MLS® #A2205715

\$950,000

0 Bedroom, 0.00 Bathroom,
Commercial on 5.50 Acres

NONE, Rural Mountain View County, Alberta

Welcome to Netook Crossing â€” one of the newest and most active business parks along Highway 2.

This 5.5-acre lot has been graded, graveled, and fully fenced, offering a ready-to-use space for a variety of commercial or industrial purposes. Located directly adjacent to Highway 2, it boasts exceptional visibility, with an average daily traffic count of approximately 12,000 vehicles.

Previously utilized as a storage yard for an RV dealership, this property offers great flexibility and exposure for your business.

Current businesses in the park include three agricultural dealers, Volker Stevin Highway Maintenance, Styrke Industries, Techmation, Co-op Cardlock and Gas Station, RealTime Storage, and Mountain View Dodge. Additionally, two new buildings are currently under construction, further signaling the area's growth and investment potential.



Essential Information

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|-----------|-----------|
| MLS® # | A2205715 |
| Price | \$950,000 |
| Bathrooms | 0.00 |
| Acres | 5.50 |

| | |
|----------|------------|
| Type | Commercial |
| Sub-Type | Industrial |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 39-32580 Range Road 11 |
| Subdivision | NONE |
| City | Rural Mountain View County |
| County | Mountain View County |
| Province | Alberta |
| Postal Code | T4H1P6 |

Amenities

| | |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Utilities | Electricity at Lot Line, Fiber Optics at Lot Line, Natural Gas at Lot Line, Phone At Lot Line, Sewer Available, Satellite Internet Available, Water Available, Water Not Paid |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Exterior

| | |
|-----------------|-----------------------------------------------------------------------------------|
| Lot Description | Cleared, Corner Lot, Irregular Lot, Level, See Remarks, Subdivided, Yard Drainage |
|-----------------|-----------------------------------------------------------------------------------|

Additional Information

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|----------------|---------------------------|
| Date Listed | March 26th, 2025 |
| Days on Market | 88 |
| Zoning | I-BP Business Park Distri |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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