



GRASSROOTS
REALTY GROUP

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**211 Railway Avenue E
Cremona, Alberta**

MLS # A2262066



\$500,000

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 6,057 sq.ft.

Zoning: C1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Metal Shelving (Back Receiving Area), Craftsman Snowblower, Alarm System that includes Motion Glass and Doors, Fridge, Electric Stove and 10x8 Metal Shed.

Prime Commercial Property – Cremona, Alberta This 6,000 sq.ft stand-alone commercial building sits on a fully fenced 0.64-acre C1-zoned lot, offering exceptional versatility and investment potential. The well-maintained structure features a flexible interior layout, making it adaptable for a wide range of commercial uses such as retail, light industrial, professional services, or storage operations. Conveniently located just 55 minutes from Calgary, 40 minutes from Airdrie, and 35 minutes from Cochrane, the property provides excellent accessibility to major trade routes while benefiting from the supportive and cost-effective environment of a small rural community. Standalone commercial properties of this scale are rarely available in Cremona, making this an ideal opportunity for owner-occupiers, growing businesses, or investors seeking long-term value.