



GRASSROOTS
REALTY GROUP

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**721 McCool Street
Crossfield, Alberta**

MLS # A2269050



\$800,000

Division: NONE

Lot Size: 2.00 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: I-2

Water: -

Sewer: -

Utilities: -

An excellent opportunity to own a fully serviced 2-acre industrial lot in the growing community of Crossfield, AB. Measuring 217 feet x 400 feet, this I-2 zoned property is ideal for a variety of industrial uses. Conveniently located just 10 minutes north of the City of Airdrie and 25 minutes from the City of Calgary, this site offers quick access to major transportation routes, including Stoney Trail, Highway 1, and QEII Highway. Whether you're expanding your business or looking for an investment, this strategically positioned site is ready for development. The adjoining 2-acre site is also available for purchase.