



**GRASSROOTS**  
REALTY GROUP

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**MLS # A2272322**

## Rural Mountain View County, Alberta



**\$899,000**

**Division:** Rural Mountain View County

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 6,000 sq.ft.

**Zoning:** Industrial

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Metal

**Utilities:** -

**Exterior:** Metal Frame, Metal Siding

**Parking:** -

**Water:** -

**Lot Size:** 2.54 Acres

**Sewer:** Holding Tank

**Lot Feat:** -

**Inclusions:** none

Imagine the possibilities for your business at this industrial property, strategically located at the corners of Highway 22 and 27. With 2.54 acres of graveled land and paved road access to the gate, it's built for convenience and growth. The space features concrete floors with in-floor drains, two 12-foot doors, one 10-foot door, and several man doors, offering flexibility for operations of all sizes. Security is taken care of with perimeter fencing, and the extra-wide entrance gate makes it easy to bring in big rigs or heavy equipment. Whether you're starting fresh or expanding, this property is ready to support your vision.