



**46 McCool Crescent
Crossfield, Alberta**

MLS # A2151664



\$7,900,000

Division:	NONE
Type:	Warehouse
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	56,190 sq.ft.
Zoning:	1-3

Heating:	Overhead Heater(s), Forced Air, Natural Gas, See Remarks	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Metal	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	6.77 Acres
Sewer:	-	Lot Feat:	See Remarks
Inclusions:	N/A		

Situated on 6.77 acres of fenced and paved heavy industrial land, this property boasts over 56,000 sq ft of steel buildings. The main building encompasses 47,790 sq ft, featuring 1,350 sq ft of main floor office and showroom space, with an additional 1,137 sq ft of mezzanine offices. The remaining area is dedicated to heated shop space, offering flexibility with 7,200 sq ft that can be isolated from the main structure. A generous 24-foot ceiling height accommodates various industrial operations. The property includes a 8,400 sq ft second building and features a layout that allows for easy yard separation, catering to diverse operational needs. Crossfield is a growing community and is approx. a 10 minute drive to the City of Airdrie and 25 minutes to the City of Calgary. Easy access to Stoney Trail, Highway 1 and Queen Elizabeth 2 Highway.