



**GRASSROOTS**  
REALTY GROUP

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**#31-32532 RR42**  
**Rural Mountain View County, Alberta**

**MLS # A2154844**



**\$355,000**

**Division:** NONE

**Lot Size:** 2.55 Acres

**Lot Feat:** -

**By Town:** Sundre

**LLD:** 34-32-4-W5

**Zoning:** I-BP

**Water:** -

**Sewer:** -

**Utilities:** -

2.55 acre lot in the Cowboy Trail Business Park on the intersection of Hwy 27 and Hwy 22. This intersection sees an "Average Annual Daytime Traffic" of 17,740 movements as measured by Alberta Transportation in 2019. The Cowboy Trail Business Park has supporting businesses that include a Cardlock Gas station, RV storage, bedding and Mulch operations, and the current development of a Consumer retail business. Located 22 minutes to the QE2 East of Olds, 7 Minutes to Sundre, and 40 minutes to Cochrane provide easy access for Transport Trucks, Campers, and Tourism. Connecting lots and other lots are available. This current lot is being lease until 2027, allowing you to purchase now and plan for later. Lot has a gravel base and all services are at the lot line.