



GRASSROOTS
REALTY GROUP

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**6, 7013 Old Trans Canada Highway
Rural Cypress County, Alberta**

MLS # A2209504



\$1,450,000

Division: NONE

Lot Size: 7.91 Acres

Lot Feat: -

By Town: Redcliff

LLD: 24-13-7-W4

Zoning: I, Industrial

Water: None

Sewer: -

Utilities: -

Available for sale or lease, this 7.91-acre industrial parcel in Cypress County presents a prime opportunity for warehousing, logistics, and industrial operations. Situated just minutes from Redcliff and Medicine Hat with direct exposure to the Trans-Canada Highway, the site is fully fenced, graded, leveled, and graveled—offering a secure, construction-ready solution for immediate development. Zoned Industrial District (I), the property supports a wide range of permitted uses including trucking, warehousing, manufacturing, and equipment storage. With existing site improvements, $\frac{1}{4}$ ownership of an on-site pump house, and flexible purchase or build-to-suit lease options, this location offers exceptional value for users seeking scalable industrial infrastructure in a strategic Southern Alberta trade corridor.