

# \$499,900 - #116-32532 Rr42, Rural Mountain View County

---

MLS® #A2154825

**\$499,900**

0 Bedroom, 0.00 Bathroom,  
Land on 4.41 Acres

NONE, Rural Mountain View County, Alberta

4.41 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.

Lot has an partially graded base and services at the lot line.

## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | A2154825        |
| Price     | \$499,900       |
| Bathrooms | 0.00            |
| Acres     | 4.41            |
| Type      | Land            |
| Sub-Type  | Commercial Land |
| Status    | Active          |

## Community Information



|             |                            |
|-------------|----------------------------|
| Address     | #116-32532 Rr42            |
| Subdivision | NONE                       |
| City        | Rural Mountain View County |
| County      | Mountain View County       |
| Province    | Alberta                    |
| Postal Code | T0M 1X0                    |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2024 |
| Days on Market | 291              |
| Zoning         | I-BP             |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Coldwell Banker Vision Realty |
|----------------|-------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.