

# \$550,000 - 107, 32532 Range Road 42, Rural Mountain View County

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MLS® #A2188263

**\$550,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 2.54 Acres

NONE, Rural Mountain View County, Alberta

Located in the Cowboy Trail Business Park, this steel-framed building with a concrete floor is ready for your finishing touches, making this 6,000-square-foot building on 2.54 acres of fenced yard the perfect space for your business. The business park offers convenient access to two major highways, #22 and #27, yet remains private and secluded, surrounded by trees on both sides.

The shop is a steel-framed building featuring three overhead doors, two roll-up doors, and an interior clearance of 14 feet at the peak, providing excellent functionality for various business operations.

The facility was originally designed to function as a medical cannabis facility, meeting the highest standards, including food-grade specifications.

Key features include:

**Two Three-Phase Power Lines:** Positioned on the east and west sides of the property, providing ample electrical capacity.

**High-Speed Internet Access:** A fibre optic trunk line is available on the north side of Highway 27 between Olds and Sundre.

This property offers exceptional infrastructure, a well-designed building, and an excellent location, making it an ideal choice for a variety



of businesses.

Built in 2020

**Essential Information**

MLS® #	A2188263
Price	\$550,000
Bathrooms	0.00
Acres	2.54
Year Built	2020
Type	Commercial
Sub-Type	Industrial
Status	Active

**Community Information**

Address	107, 32532 Range Road 42
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 0K0

**Amenities**

Utilities	Electricity at Lot Line, Electricity Not Paid For, Natural Gas at Lot Line, Phone At Lot Line, Satellite Internet Available
Parking Spaces	8

**Interior**

Heating	None
Cooling	None

**Exterior**

Lot Description	Corner Lot, Irregular Lot, Subdivided, Yard Drainage
Roof	Metal
Construction	Metal Frame, Metal Siding
Foundation	Piling(s), Poured Concrete, Slab

**Additional Information**

Date Listed	January 17th, 2025
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Days on Market	105
Zoning	6

**Listing Details**

Listing Office	CIR Realty
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