

# \$899,900 - 1200 Highway 584, Sundre

MLS® #A2159776

**\$899,900**

0 Bedroom, 0.00 Bathroom,  
Land on 15.00 Acres

NONE, Sundre, Alberta

Have you been searching for the perfect bare land that's zoned LIGHT INDUSTRIAL BUSINESS PARK DISTRIC (I-3) for your new business that has FANTASTIC EXPOSURE on a MAIN HIGHWAY? HERE IT IS!!! Located on the WEST end of the TOWN OF SUNDRE. You won't find a better location than this! Right off pavement & close to the corner of Highway 27 & Highway 22. Easy access onto the property for even the BIGGEST of TRUCKS, TRAILERS, SEMI'S and CARS. The land is 15 ACRES! The land has been stripped & READY FOR BUILDING, has fencing on 3 sides, and a complete Berm surrounding the entire property (to Town of Sundre Specifications). It even has a VIEW! Located in between two Mountain View Industrial Parks (Willow Hill Industrial Park & West Sundre Industrial Park). A couple minutes drive to the Sundre Airport. Possibilities for use include but are not limited to (Permitted Uses): Possible Sub-Division, Great Trucking Company Location plus Storage Yard, Accessory Building, Brewpub, Minor Eating & Drinking Establishments, Commercial Schools, Limited Contractor Services, Custom Manufacturing, Household Repair Services, General Industrial Uses (Minor Impact), General Government Services, Retail Government Services, Professional Offices and Office Support Services, Public Parks, Veterinary Services (Minor). PSSST one other possible use could also be a MICRO-BREWERY (Craft Brewery) or MICRO-DISTILLERY! So much POTENTIAL &



POSSIBILITIES!!!

### Essential Information

MLS® #	A2159776
Price	\$899,900
Bathrooms	0.00
Acres	15.00
Type	Land
Sub-Type	Industrial Land
Status	Active

### Community Information

Address	1200 Highway 584
Subdivision	NONE
City	Sundre
County	Mountain View County
Province	Alberta
Postal Code	T0M 1X0

### Amenities

Utilities	Electricity at Lot Line, Natural Gas at Lot Line, Satellite Internet Available
-----------	--------------------------------------------------------------------------------

### Exterior

Lot Description	Level, Near Golf Course, Open Lot, Rectangular Lot, Views
-----------------	-----------------------------------------------------------

### Additional Information

Date Listed	August 23rd, 2024
Days on Market	366
Zoning	I-3

### Listing Details

Listing Office	CIR 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.