

# \$430,100 - 204-32580 Range Road 11, Rural Mountain View County

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MLS® #A2220543

**\$430,100**

0 Bedroom, 0.00 Bathroom,  
Commercial on 3.74 Acres

NONE, Rural Mountain View County, Alberta

Discover the perfect location for your business in the thriving Netook Crossing Business Park, situated in Mountain View County. This bare lot, zoned Business Park District (I-BP), offers unparalleled potential for commercial development in a well-established and strategically located business hub. This 3.74-acre lot has a sewer connection, High-speed internet connection, telephone, natural gas and up to 800 amp service at the property line. If required for your use, a water well would need to be drilled and there is a limit to water use from Alberta Environment on average daily use.

Netook Crossing is home to a diverse range of businesses, including retail outlets, professional services, light industrial operations, and more. This dynamic environment fosters collaboration and growth, making it an ideal location for businesses seeking visibility and connectivity.

The Business Park District (I-BP) zoning allows for a variety of uses as outlined in the Mountain View County Land Use Bylaw. Potential opportunities include light manufacturing, professional office space, warehousing, distribution centers, automotive services, and even recreational or hospitality services. This flexibility makes the lot suitable for a broad spectrum of industries.



Located with excellent access to major highways, including the QEII corridor, this lot offers convenience for transportation and logistics. With utilities readily available and surrounding infrastructure designed to support business growth, this is a prime opportunity to establish or expand your operations in one of the region's most promising commercial areas.

Don't miss the chance to bring your business vision to life in Netook Crossing. Contact us today to learn more about this property

**Essential Information**

|           |            |
|-----------|------------|
| MLS® #    | A2220543   |
| Price     | \$430,100  |
| Bathrooms | 0.00       |
| Acres     | 3.74       |
| Type      | Commercial |
| Sub-Type  | Mixed Use  |
| Status    | Active     |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 204-32580 Range Road 11    |
| Subdivision | NONE                       |
| City        | Rural Mountain View County |
| County      | Mountain View County       |
| Province    | Alberta                    |
| Postal Code | T4H1P1                     |

**Amenities**

|           |                                                                                                                              |
|-----------|------------------------------------------------------------------------------------------------------------------------------|
| Utilities | High Speed Internet Available, Electricity at Lot Line, Fiber Optics at Lot Line, Natural Gas at Lot Line, Phone At Lot Line |
|-----------|------------------------------------------------------------------------------------------------------------------------------|

**Exterior**

|                 |                                                           |
|-----------------|-----------------------------------------------------------|
| Lot Description | Level, Cleared, Interior Lot, Street Lighting, Subdivided |
|-----------------|-----------------------------------------------------------|

**Additional Information**

|                |                           |
|----------------|---------------------------|
| Date Listed    | May 12th, 2025            |
| Days on Market | 165                       |
| Zoning         | I-BP Business Park Distri |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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