

# \$995,000 - 23601 Passburg Close, Bellevue

MLS® #A2222564

**\$995,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Bellevue, Alberta

Here is a unique property and opportunity in Passburg, Crowsnest Pass. Located along Hwy 3 along the East entrance into the beautiful Crowsnest Pass corridor, this large 4840sqft solid ICF constructed building (with additional second storey square feet) is zoned C-2 -Drive in Commercial, and is ready to go for your business and home location. A 1500sqft shop, 1650sqft insulated quonset, 2277sqft office rooms/space, 2200sqft living quarters plus an apartment unit provide ample space and opportunity for your commercial business venture. Take advantage of the great highway exposure and all of the features/extras that this property has to offer.

Built in 2004

## Essential Information

MLS® #	A2222564
Price	\$995,000
Bathrooms	0.00
Acres	0.00
Year Built	2004
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information

Address	23601 Passburg Close
Subdivision	NONE



City	Bellevue
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K1C0

### **Interior**

Heating	Electric
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### **Exterior**

Roof	Metal
Construction	Wood Siding, ICFs (Insulated Concrete Forms)
Foundation	Slab

### **Additional Information**

Date Listed	May 21st, 2025
Days on Market	8
Zoning	C-2

### **Listing Details**

Listing Office	Century 21 Foothills South Real Estate
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