# \$354,900 - #111-32532 Rr42, Rural Mountain View County

MLS® #A2154854

### \$354,900

0 Bedroom, 0.00 Bathroom, Land on 2.53 Acres

NONE, Rural Mountain View County, Alberta

2.53 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.

This current lot is being lease until 2027, allowing you to purchase now and plan for later. Lot has a gravel base and all services are at the lot line.

#### **Essential Information**

MLS® # A2154854 Price \$354,900

Bathrooms 0.00 Acres 2.53 Type Land

Sub-Type Commercial Land

Status Active







## **Community Information**

Address #111-32532 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 459

Zoning I-BP

## **Listing Details**

Listing Office Coldwell Banker Vision Realty

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