# \$1,450,000 - 6, 7013 Old Trans Canada Highway, Rural Cypress County

MLS® #A2209504

### \$1,450,000

0 Bedroom, 0.00 Bathroom, Land on 7.91 Acres

NONE, Rural Cypress County, Alberta

Available for sale or lease, this 7.91-acre industrial parcel in Cypress County presents a prime opportunity for warehousing, logistics, and industrial operations. Situated just minutes from Redcliff and Medicine Hat with direct exposure to the Trans-Canada Highway, the site is fully fenced, graded, leveled, and graveledâ€"offering a secure, construction-ready solution for immediate development. Zoned Industrial District (I), the property supports a wide range of permitted uses including trucking, warehousing, manufacturing, and equipment storage. With existing site improvements, Â1/4 ownership of an on-site pump house, and flexible purchase or build-to-suit lease options, this location offers exceptional value for users seeking scalable industrial infrastructure in a strategic Southern Alberta trade corridor.

#### **Essential Information**

MLS® # A2209504 Price \$1,450,000

Bathrooms 0.00 Acres 7.91 Type Land

Sub-Type Industrial Land

Status Active

## **Community Information**







Address 6, 7013 Old Trans Canada Highway

Subdivision NONE

City Rural Cypress County

County Cypress County

Province Alberta

Postal Code T0J 2P0

#### **Additional Information**

Date Listed April 7th, 2025

Days on Market 210

Zoning I, Industrial

## **Listing Details**

Listing Office AVISON YOUNG

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.