

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

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	Electricity at Lot Line, Fiber Optics at Lot Line, High Speed Internet Available, Natural Gas at Lot Line, Phone At Lot Line
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### Exterior

Lot Description	Cleared, Interior Lot, Level, Street Lighting, Subdivided
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**Additional Information**

Date Listed	May 12th, 2025
Days on Market	91
Zoning	I-BP Business Park Distri

**Listing Details**

Listing Office	CIR Realty
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