



**GRASSROOTS**  
REALTY GROUP

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**20 - 32580 Range Road 11**  
**Rural Mountain View County, Alberta**

**MLS # A2287352**



**\$646,300**

**Division:** NONE

**Lot Size:** 5.62 Acres

**Lot Feat:** Cleared, Corner Lot, Pie Shaped Lot, Reverse Pie Shaped Lot

**By Town:** Olds

**LLD:** 35-32-1-W5

**Zoning:** I-BP

**Water:** Well

**Sewer:** Public Sewer

**Utilities:** Electricity at Lot Line, Fiber Optics at Lot Line, Natural Gas at Lot Line, F

This 5.62 acre pie-shaped industrial parcel is situated along the curve of Range Road 11 within Netook Crossing Business Park. The expanded frontage and unique configuration provide excellent flexibility for building orientation, yard circulation, or a flagship industrial presence. Zoned I-BP, accommodating a wide spectrum of commercial and industrial operations including distribution, equipment sales, manufacturing, service commercial, and contractor facilities (subject to County approval). Municipal sewer available. Natural gas, fiber internet, telephone, and electrical servicing at the property line. Water serviced via water well under County licensing regulations. Netook Crossing is home to an established mix of regional and national operators including Co-op Gas & Cardlock, Mountain View Dodge Chrysler Jeep Ram, Rocky Mountain Equipment, Alberta AG Centre, RV Nation Olds, Noble Equipment, Techmation Olds, Styrke Industries Ltd., RNG Auto Care & Repair, and the Volker Stevin Highway Maintenance Shop, reinforcing the park's strong industrial and service-commercial presence. High visibility within a designated business park environment, paved internal roads, and direct access to Highway 27 and QEII support long-term investment fundamentals.