



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

103 - 32580 Range Road 11
Rural Mountain View County, Alberta

MLS # A2287365



\$443,900

Division: NONE

Lot Size: 3.86 Acres

Lot Feat: Cleared, Corner Lot, Level, Rectangular 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

Strategic industrial development opportunity in Netook Crossing Business Park, ideally positioned just west of QEII at Highway 27. This 3.86-acre corner parcel offers strong visibility, flexible site planning, and long-term upside within a growing commercial node. Zoned I-BP (Business Park District), allowing for a broad range of commercial and industrial uses including manufacturing, warehousing, contractor operations, service commercial, office/shop combinations, and more (subject to County approval). Services at the lot line include municipal sewer, natural gas, high-speed fiber internet, telephone, and up to 800 amp electrical service. Water serviced by well in accordance with County licensing limits. Level site with paved internal roads and established neighbouring businesses. Excellent regional access — approximately 35 minutes to Calgary or Red Deer. Purchase individually or combine with adjacent Lot 204 (3.74 acres) for a total of approximately 7.60 contiguous acres, creating scale for phased development, multi-tenant builds, or future expansion.

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.