



GRASSROOTS
REALTY GROUP

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204 - 32580 Range Road 11
Rural Mountain View County, Alberta

MLS # A2287368



\$430,100

Division:	NONE
Lot Size:	3.74 Acres
Lot Feat:	Cleared, Level, Rectangular Lot
By Town:	Olds
LLD:	35-32-1-W5
Zoning:	I-BP
Water:	Well
Sewer:	Public Sewer
Utilities:	Electricity, Fiber Optics at Lot Line, High Speed Internet, Natural Gas at

Investor-ready industrial land within the established Netook Crossing Business Park. This 3.74-acre I-BP zoned parcel provides flexibility for owner-users or developers seeking yard space, multi-bay construction, or long-term land holding in a high-access location. Permitted uses support warehouse, light manufacturing, service commercial, contractor yards, storage, and office/shop configurations (subject to County approval). Municipal sewer connection available. Natural gas, fiber internet, telephone, and up to 800 amp power at the lot line. Water serviced by well under County licensing framework.

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. Strong highway connectivity and surrounding industrial users support long-term demand and appreciation. Can be acquired together with neighbouring Lot 103 (3.86 acres) for approximately 7.60 total acres, allowing for larger footprint development or strategic land banking.