



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**1200 Highway 584
Sundre, Alberta**

MLS # A2304531



\$824,900

Division: NONE

Lot Size: 15.00 Acres

Lot Feat: Level, Near Golf Course, Open Lot, Rectangular Lot, Views

By Town: Sundre

LLD: 5-33-5-W5

Zoning: I-3

Water: -

Sewer: -

Utilities: Electricity at Lot Line, Natural Gas at Lot Line, Satellite Internet

LOCATION! LOCATION! LOCATION! Have you been searching for the perfect bare land that's zoned LIGHT INDUSTRIAL BUSINESS PARK DISTRIC (I-3) for your new business that has FANTASTIC EXPOSURE on a MAIN HIGHWAY? HERE IT IS!!! Located on the WEST end of the TOWN OF SUNDRE. You won't find a better location than this! Right off pavement & close to the corner of Highway 27 & Highway 22. Easy access onto the property for even the BIGGEST of TRUCKS, TRAILERS, SEMI'S and CARS. The land is 15 ACRES! The land has been stripped & READY FOR BUILDING, has fencing on 3 sides, and a complete Berm surrounding the entire property (to Town of Sundre Specifications). It even has a VIEW! Located in between two Mountain View Industrial Parks (Willow Hill Industrial Park & West Sundre Industrial Park). A couple minutes drive to the Sundre Airport. Possibilities for use include but are not limited to (Permitted Uses): Possible Sub-Division, Great Trucking Company Location plus Storage Yard, Accessory Building, Brewpub, Minor Eating & Drinking Establishments, Commercial Schools, Limited Contractor Services, Custom Manufacturing, Household Repair Services, General Industrial Uses (Minor Impact), General Government Services, Retail Government Services, Professional Offices and Office Support Services, Public Parks, Veterinary Services (Minor). PSSST one other possible use could also be a MICRO-BREWERY (Craft Brewery) or MICRO-DISTILLERY! So much POTENTIAL & POSSIBILITIES!!!