



GRASSROOTS
REALTY GROUP

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**305 East RR Street
Raymond, Alberta**

MLS # A2317041



\$495,000

Division: NONE

Lot Size: 2.20 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: I-1

Water: -

Sewer: -

Utilities: -

Property Description: These three industrial land parcels are fully fenced and gated, with wide frontage across all three lots, allowing for improved access, circulation, and visibility compared to more typical deeper layouts. The lands have been previously developed and are currently undergoing environmental remediation, with a clean environmental report to be provided at closing. Municipal services are nearby, with electrical and sanitary sewer located at the intersection of Railway Avenue N and 300 Street E, and town water already servicing the property. **Location Description:** Located on the NE corner of the Town of Raymond, AB, this site offers strong access to the townsite, with frontage along Highway 845 (Railway Ave). The property sits directly adjacent to the entrance of the proposed Stampede Industrial Park. The new park will bring approximately 19 fully serviced industrial lots to market across about 6.7 hectares along Highway 845. With services planned and approvals progressing smoothly, this adjacent parcel is well positioned to benefit from increased traffic and visibility at the park entrance. With increasing land transaction activity and continued investment in Raymond, the community is positioning itself as a practical, cost-effective option for owner-users and ag-focused operations seeking room to grow just outside the larger Lethbridge market.