



GRASSROOTS
REALTY GROUP

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10, 5113 Highway 27 Highway
Rural Mountain View County, Alberta

MLS # A2323653



\$855,000

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 864 sq.ft.

Zoning: 4

Heating: Overhead Heater(s), Forced Air

Floors: -

Roof: -

Exterior: -

Water: Well

Sewer: Septic Field

Inclusions: Stove, refrigerator, microwave/hood fan, & dishwasher

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 8.08 Acres

Lot Feat: -

Exceptional Commercial Opportunity & 8.08 Acres on the Highway 27/22 Corridor Position your business for success on this 8.08-acre C-LC (Local Commercial District) property immediately east of the Town of Sundre. Featuring a renovated 877 sf two-bedroom home, a 2,400 sf heated shop & excellent highway exposure, this property offers outstanding flexibility for business owners, investors &/or entrepreneurs. The C-LC District is intended to accommodate a broad range of retail, service & commercial activities & permits uses including: • Commercial retail (minor) • Offices • Professional, business & financial services • Personal & health care services • Day care services • Indoor & outdoor eating establishments • Service station • On-site commercial signage • Shipping containers • Minor utility infrastructure Discretionary uses include automotive, equipment & vehicle services, animal health care, major retail, hotel/motel, medical treatment services, recreation facilities, caretaker/manager dwelling, educational services, liquor sales, funeral home, government services & more, subject to County approval. Located within the Southeast Sundre Area Structure Plan, this property benefits from a strategic location identified for future commercial & business growth with excellent access to Highways 27/22 & immediate proximity to the Town of Sundre.