



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**35, 29339 Highway 2A Highway
Rural Mountain View County, Alberta**

MLS # A2346556



\$614,500

Division: NONE

Lot Size: 2.12 Acres

Lot Feat: -

By Town: Crossfield

LLD: 23-29-1-W5

Zoning: I-BP

Water: None

Sewer: None

Utilities: Electricity

2.12 Acres I-BP in South Carstairs ASP Business Park; QE 2 Frontage; Compact Gravel, Fenced, Power and Gate. Nestled within the picturesque Rural Mountain View County, this industrial land parcel presents a rare opportunity to establish or expand operations within the burgeoning South Carstairs Industrial Business Park. Spanning 2.12 acres, the property boasts direct access from Highway 2A and convenient frontage along Highway QE 2, facilitating seamless logistics and transportation. Secured behind a fenced and gated perimeter, and featuring a compact gravel yard for efficient vehicle movement, this site offers both privacy and practicality. Power is readily available onsite, ensuring immediate operational readiness, while access from Highway 2A provides exceptional connectivity to regional markets and transportation networks. Tenant occupied. GST applicable.