

# \$550,000 - 107, 32532 Range Road 42, Rural Mountain View County

---

MLS® #A2188263

**\$550,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 2.54 Acres

NONE, Rural Mountain View County, Alberta

Located in the Cowboy Trail Business Park, this steel-framed building with a concrete floor is ready for your finishing touches, making this 6,000-square-foot building on 2.54 acres of fenced yard the perfect space for your business. The business park offers convenient access to two major highways, #22 and #27, yet remains private and secluded, surrounded by trees on both sides.

The shop is a steel-framed building featuring three overhead doors, two roll-up doors, and an interior clearance of 14 feet at the peak, providing excellent functionality for various business operations.

The facility was originally designed to function as a medical cannabis facility, meeting the highest standards, including food-grade specifications.

Key features include:

**Two Three-Phase Power Lines:** Positioned on the east and west sides of the property, providing ample electrical capacity.

**High-Speed Internet Access:** A fibre optic trunk line is available on the north side of Highway 27 between Olds and Sundre.

This property offers exceptional infrastructure, a well-designed building, and an excellent location, making it an ideal choice for a variety



of businesses.

Built in 2020

**Essential Information**

MLS® #	A2188263
Price	\$550,000
Bathrooms	0.00
Acres	2.54
Year Built	2020
Type	Commercial
Sub-Type	Industrial
Status	Active

**Community Information**

Address	107, 32532 Range Road 42
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 0K0

**Amenities**

Utilities	Electricity at Lot Line, Electricity Not Paid For, Natural Gas at Lot Line, Phone At Lot Line, Satellite Internet Available
Parking Spaces	8

**Interior**

Heating	None
Cooling	None

**Exterior**

Lot Description	Corner Lot, Irregular Lot, Subdivided, Yard Drainage
Roof	Metal
Construction	Metal Frame, Metal Siding
Foundation	Piling(s), Poured Concrete, Slab

**Additional Information**

Date Listed	January 17th, 2025
-------------	--------------------

Days on Market	147
Zoning	6

**Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.