

# \$355,000 - #31-32532 Rr42, Rural Mountain View County

MLS® #A2154844

**\$355,000**

0 Bedroom, 0.00 Bathroom,  
Land on 2.55 Acres

NONE, Rural Mountain View County, Alberta

2.55 acre lot in the Cowboy Trail Business Park on the intersection of Hwy 27 and Hwy 22. This intersection sees an "Average Annual Daytime Traffic" of 17,740 movements as measured by Alberta Transportation in 2019. The Cowboy Trail Business Park has supporting businesses that include a Cardlock Gas station, RV storage, bedding and Mulch operations, and the current development of a Consumer retail business. Located 22 minutes to the QE2 East of Olds, 7 Minutes to Sundre, and 40 minutes to Cochrane provide easy access for Transport Trucks, Campers, and Tourism. Connecting lots and other lots are available.

This current lot is being lease until 2027, allowing you to purchase now and plan for later. Lot has a gravel base and all services are at the lot line.

## Essential Information

MLS® #	A2154844
Price	\$355,000
Bathrooms	0.00
Acres	2.55
Type	Land
Sub-Type	Commercial Land
Status	Active

## Community Information



Address	#31-32532 Rr42
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 1X0

### **Additional Information**

Date Listed	August 1st, 2024
Days on Market	386
Zoning	I-BP

### **Listing Details**

Listing Office	Coldwell Banker Vision 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.