

# \$979,000 - 602b Mccool Street, Crossfield

MLS® #A2195770

**\$979,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.72 Acres

NONE, Crossfield, Alberta

4,800 SF on main level includes 800 SF of front office. Building is on a 0.72 Acre site that is fenced & gated. The shop offers 2 drive-through bays and 1 drive in bay. All doors are 14 ft. by 14 ft. There is an undeveloped mezzanine that offers an additional 800 SF of storage space. The shop has a sump. Sale includes air compressor with lines. Crossfield is a cost effective location with very low property taxes and no business taxes. Crossfield is a business friendly jurisdiction. The location is 12 minutes North of Airdrie, 21 minutes North of YYC, and 38 minutes to Downtown Calgary. This property offers excellent value.

Built in 1995

## Essential Information

MLS® #	A2195770
Price	\$979,000
Bathrooms	0.00
Acres	0.72
Year Built	1995
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address 602b Mccool Street



Subdivision	NONE
City	Crossfield
County	Rocky View County
Province	Alberta
Postal Code	T4B 4L5

### **Amenities**

Utilities	Cable Internet Access
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### **Interior**

Heating	Radiant
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### **Exterior**

Lot Description	Level
Roof	Metal
Construction	Metal Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 19th, 2025
Days on Market	90
Zoning	I-2

### **Listing Details**

Listing Office	CDN Global Advisors Ltd.
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