

# \$950,000 - 39-32580 Range Road 11, Rural Mountain View County

---

MLS® #A2205715

**\$950,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 5.50 Acres

NONE, Rural Mountain View County, Alberta

Welcome to Netook Crossing – one of the newest and most active business parks along Highway 2.

This 5.5-acre lot has been graded, graveled, and fully fenced, offering a ready-to-use space for a variety of commercial or industrial purposes. Located directly adjacent to Highway 2, it boasts exceptional visibility, with an average daily traffic count of approximately 12,000 vehicles.

Previously utilized as a storage yard for an RV dealership, this property offers great flexibility and exposure for your business.

Current businesses in the park include three agricultural dealers, Volker Stevin Highway Maintenance, Styrke Industries, Techmation, Co-op Cardlock and Gas Station, RealTime Storage, and Mountain View Dodge. Additionally, two new buildings are currently under construction, further signaling the area's growth and investment potential.



## Essential Information

MLS® #	A2205715
Price	\$950,000
Bathrooms	0.00
Acres	5.50

Type	Commercial
Sub-Type	Industrial
Status	Active

### Community Information

Address	39-32580 Range Road 11
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T4H1P6

### Amenities

Utilities	Electricity at Lot Line, Fiber Optics at Lot Line, Natural Gas at Lot Line, Phone At Lot Line, Sewer Available, Satellite Internet Available, Water Available, Water Not Paid
-----------	---

### Exterior

Lot Description	Cleared, Corner Lot, Irregular Lot, Level, See Remarks, Subdivided, Yard Drainage
-----------------	---

### Additional Information

Date Listed	March 26th, 2025
Days on Market	129
Zoning	I-BP Business Park Distri

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.