

\$300,000 - 213 Railway Avenue E, Cremona

MLS® #A2262101

\$300,000

0 Bedroom, 0.00 Bathroom,
Land on 0.74 Acres

NONE, Cremona, Alberta

Prime Commercial Opportunity in Cremona

This .74-acre (On Two Separate Titles) LINC# 038 660932 & LINC# 0027 329 002 C1-zoned commercial lot offers excellent visibility with direct frontage on Highway 580, just 35 minutes from Cochrane. The property features a 1,091 sq. ft. shed with a secure, fenced yard, offering versatile space for storage or business operations.

Adding to its appeal, the property generates annual rental income of \$3,312.36 plus GST through a lease agreement with Bell Canada for an internet box located on-site.

A rare opportunity to combine income, highway exposure, and commercial flexibility in the growing community of Cremona.

Essential Information

MLS® #	A2262101
Price	\$300,000
Bathrooms	0.00
Acres	0.74
Type	Land
Sub-Type	Commercial Land
Status	Active

Community Information

Address	213 Railway Avenue E
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Subdivision	NONE
City	Cremona
County	Mountain View County
Province	Alberta
Postal Code	T0M2E0

Amenities

Utilities	None
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Exterior

Exterior Features	None
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Additional Information

Date Listed	October 3rd, 2025
Days on Market	34
Zoning	C1

Listing Details

Listing Office	Real Broker
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