



Industrial land for sale or lease

6, 7013 Old Trans Canada Highway
Cypress County, AB



Strategic Location
Affordable Market



Opportunity
7.91 Acres



Industrial Zoning
Flexible Lot



**Get more
property
information**

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Property Description

With 7.91 acres of flexible industrial land, there is plenty of space to develop the site according to your business needs. The land is fully fenced, graded, leveled, and graveled — this site is construction-ready, saving considerable time and upfront site work expenses. Includes a lean-to structure, tent, and ¼ ownership of the pump-house, offering immediate utility access and functional value from day one.

There are two great options for this industrial site:

1. **Purchase and Develop:** As an owner-user you can tailor the site to perfectly fit your business requirements.
2. **Build-to-Suite Lease:** This option allows you to lease the land and work with the landlord to develop a custom-built facility designed to meet your requirements.

Why Cypress County?

- **Low Taxes:** The County has competitive tax rates (Top 10 lowest in Alberta) which can help businesses reduce operational costs.
- **Transportation Access:** Easy access to major transportation corridors including highway and rail lines makes it convenient for logistics and distribution.
- **Supportive Business Environment:** The County offers a pro-business environment with resources and support for both new and expanding businesses.

Offering Summary

Site Size	7.91 Acres
Legal Address	0714396;1;5
Zoning	Industrial District (I)
Sale Price	\$1,450,000
Property Taxes	\$6,373 (2024)
Lease Price	Market Rates
Possession	Negotiable

Location Description

This property is located in the Cypress County with direct access to the Trans Canada Highway. Just a 13 minute drive (<15 km) from the City of Medicine Hat and a 7 minute (<5 km) from the Town of Redcliff. This property is located in a trade area of approximately 85,000.

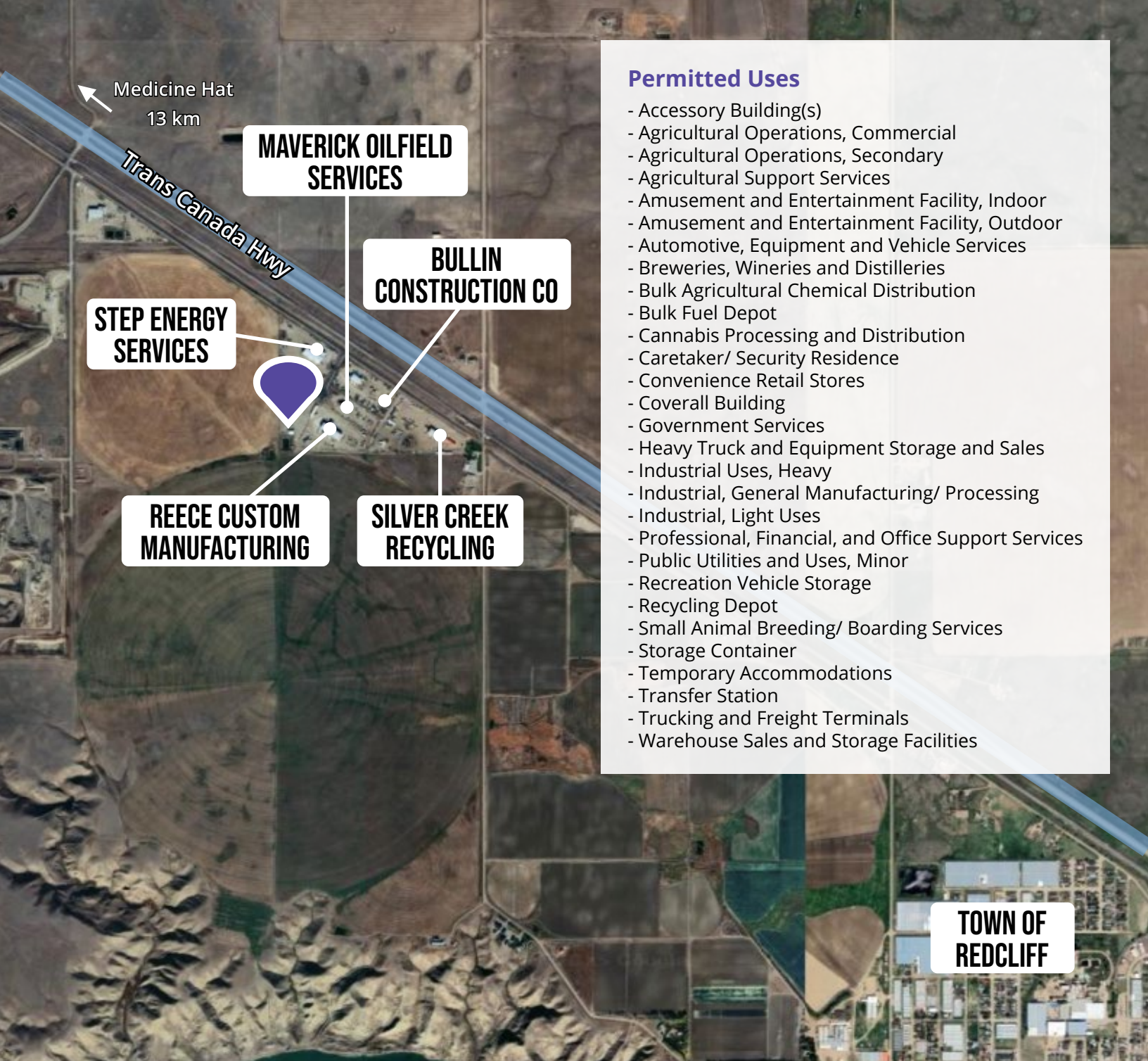
Quality neighbouring businesses include Reece Custom Manufacturing Inc., Fortress Fabrications, STEP Energy Services, Maverick Oilfield Services, Silver Creek Recycling, and Bullin Construction Co.



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Permitted Uses

- Accessory Building(s)
- Agricultural Operations, Commercial
- Agricultural Operations, Secondary
- Agricultural Support Services
- Amusement and Entertainment Facility, Indoor
- Amusement and Entertainment Facility, Outdoor
- Automotive, Equipment and Vehicle Services
- Breweries, Wineries and Distilleries
- Bulk Agricultural Chemical Distribution
- Bulk Fuel Depot
- Cannabis Processing and Distribution
- Caretaker/ Security Residence
- Convenience Retail Stores
- Coverall Building
- Government Services
- Heavy Truck and Equipment Storage and Sales
- Industrial Uses, Heavy
- Industrial, General Manufacturing/ Processing
- Industrial, Light Uses
- Professional, Financial, and Office Support Services
- Public Utilities and Uses, Minor
- Recreation Vehicle Storage
- Recycling Depot
- Small Animal Breeding/ Boarding Services
- Storage Container
- Temporary Accommodations
- Transfer Station
- Trucking and Freight Terminals
- Warehouse Sales and Storage Facilities

Get more property information

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