

FOR SALE

6,165 sf on 8.05 acres

805/809 Laut Ave
Crossfield, Alberta



SUMMARY

Main Floor:	± 1,165 sf
2nd Floor Office:	± 1,165 sf
Shop:	± 3,855 sf
Total Area:	± 6,165 sf
Site:	8.05 acres
Zoning:	C - 2
Power:	225A/600 V
Ceiling Height:	16'
Loading:	2 (14'x14') drive in 2 (7'x 8') drive in
Sale Price:	\$2,500,000
Property Tax (2022):	805 Laut Avenue - \$TBV 809 Laut Avenue - \$TBV

COMMENTS

- Crossfield is situated along the QE II Highway, with access to rail spurs and the CPR main line
- 43 kilometers north of Calgary
- Property has sump & trench drain

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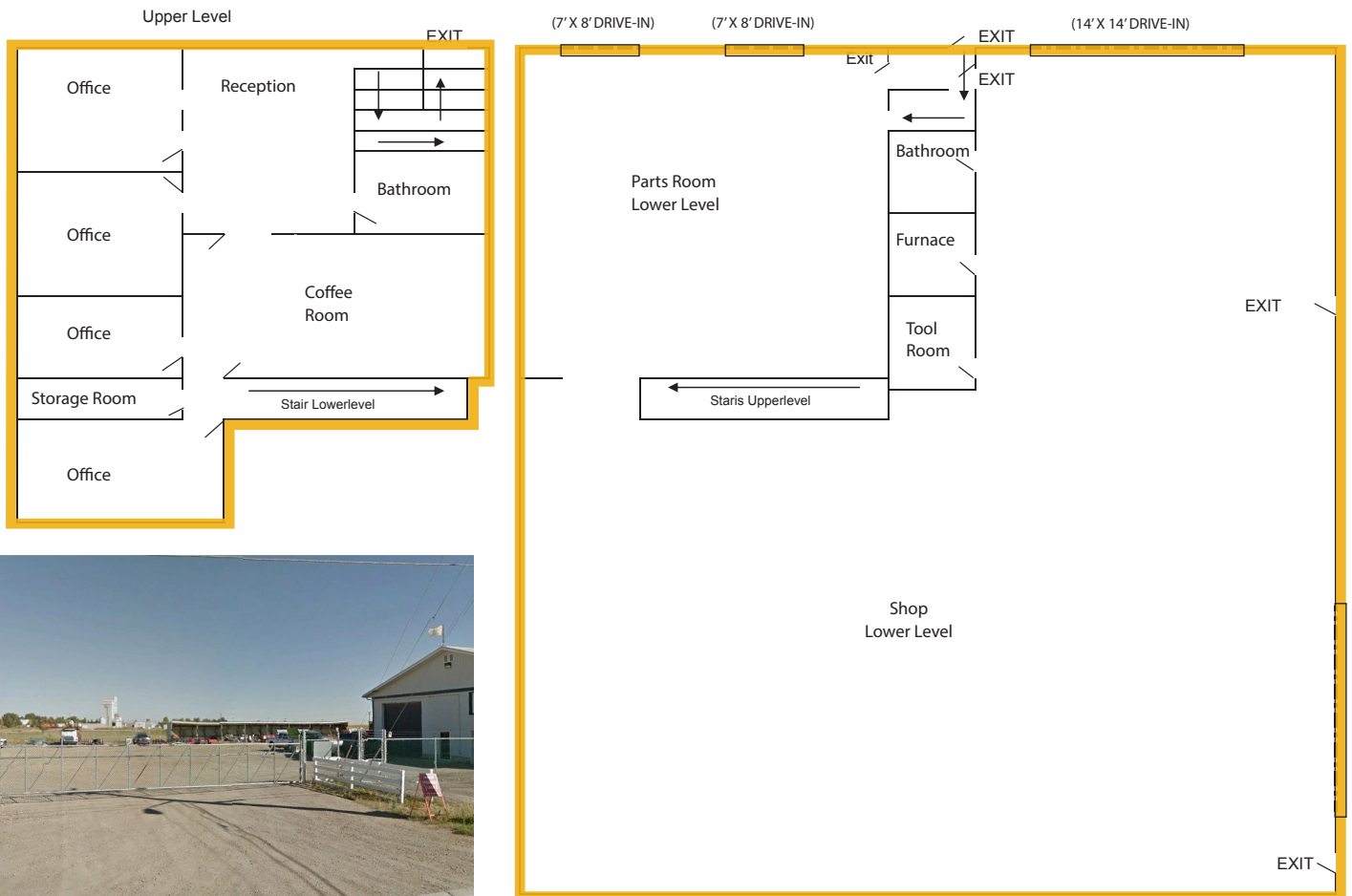
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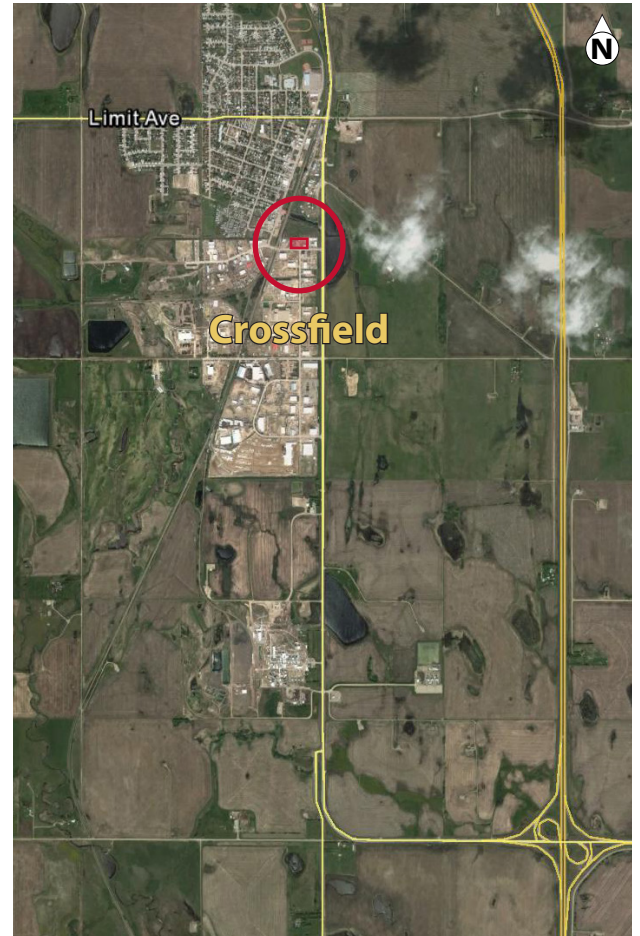


PLAN IS NOT DRAWN TO SCALE, FOR INFORMATIONAL PURPOSES

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**6,165 SF Free Standing Building
on 8.05 Acres,
right off Highway 2A**

DISTANCE:

± 30 mins from Calgary

± 2.5 hours to Edmonton

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