

HEAVY INDUSTRIAL LAND WITH
SHOP & HOLDING INCOME
// 6.25 Acres

FOR SALE

38 McCool Crescent, Crossfield, AB



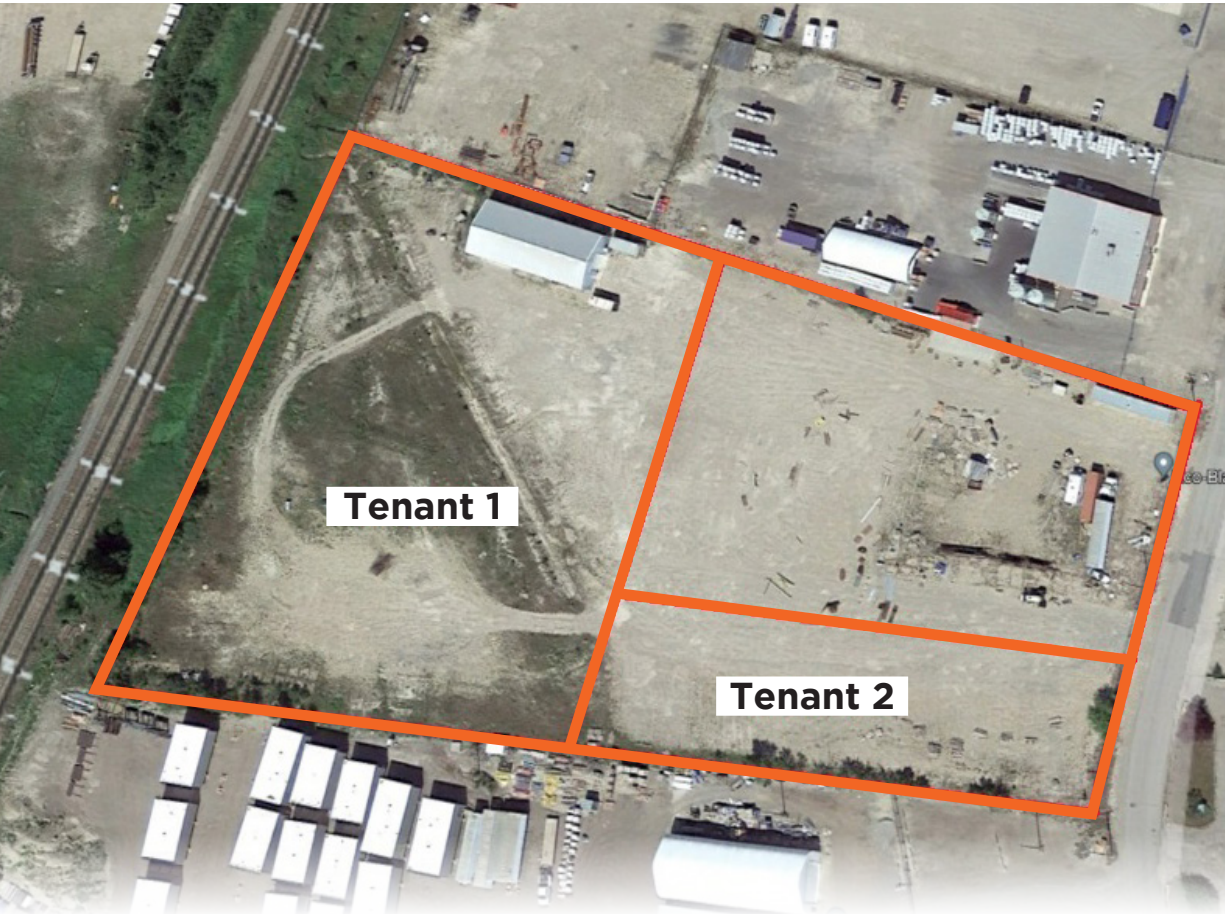
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PROPERTY HIGHLIGHTS



- +/- 4,649 SF shop on site with office trailer;
- Two short-term tenants use 4 acres and shop;
- Tenants collectively pay \$7,775.00 per month on a gross rent basis;
- Tenants open to longer term deal;
- Site offers great value and low property taxes;
- Opportunity for future owner/user development project;
- Land holding with investment income;
- Two separately metered power sources at the SE and NE corners of the site.

PROPERTY OVERVIEW

Address:	38 McCool Crescent
District:	Town of Crossfield
Zoning:	Heavy Industrial (I-3)
Year Built:	2007
Total Square Footage:	4,649 SF
Site Area:	+/- 6.25 Acres
Average Bay Size:	Approx. 4,649 SF
Clear Height:	16'
Loading:	14' x 14'
Power:	100 Amp (TBV)
Sale Price:	\$1,900,000.00
Property Tax (est. 2023):	\$12,802.45
Availability:	Immediate



ADDITIONAL PHOTOS // 38 McCool Crescent



Features:
// Compacted and fenced site



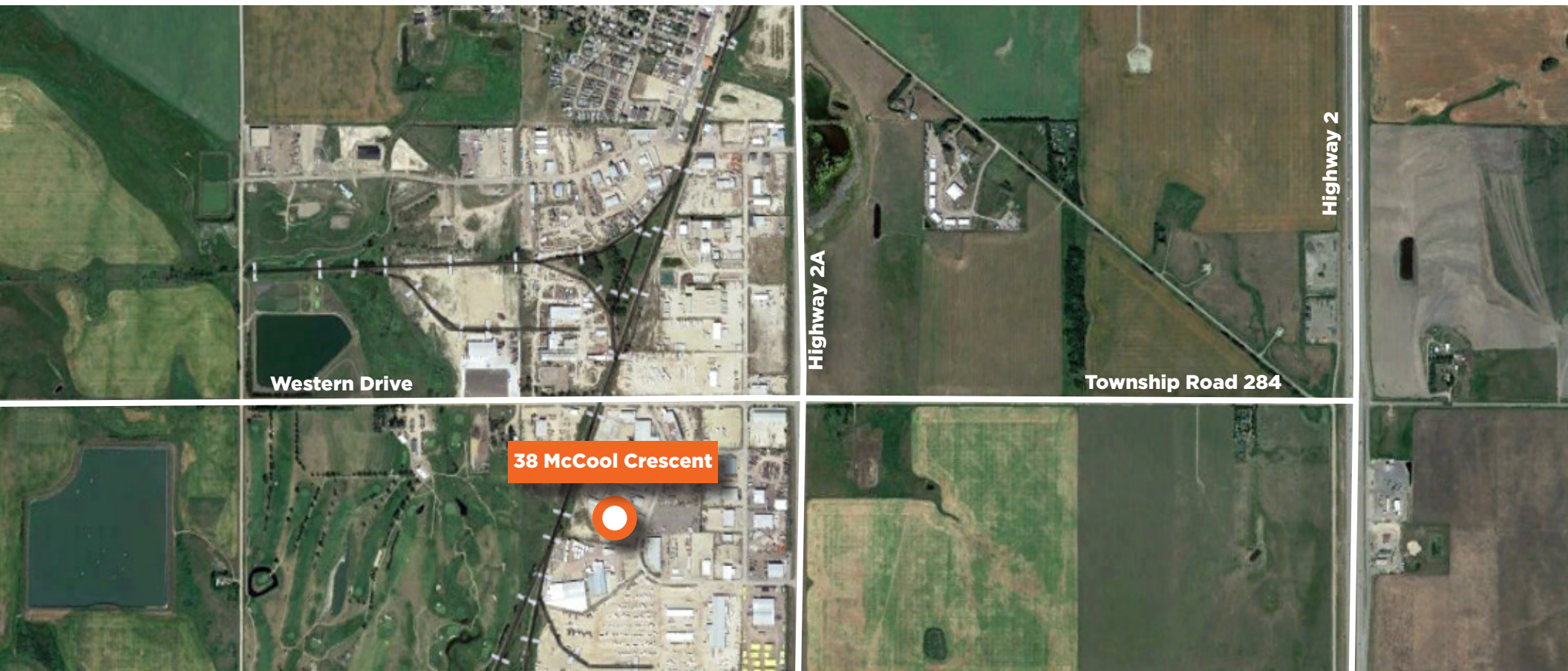
*Tent belongs to tenant

LOCATION

Presenting 38 McCool Crescent, an industrial site for sale in the fast-growing community of Crossfield. This site is located 20 minutes north of Stoney Trail and 10 minutes north of Airdrie, currently the fastest growing city in Alberta.

Crossfield
Population: 3,599 (2021 Census)

The Town of Crossfield is dedicated to promoting and supporting business growth. The Town of Crossfield offers an abundance of business opportunities through: low business licensing fees, no business tax, and low municipal utility rates. Crossfield boasts a very diverse business sector. Oil and gas, manufacturing, building supplies, and heavy-duty mechanics are a few of the industries currently located in Crossfield. Well known businesses include: Strike, Modus, PlastiFab, Rona, Maxfield, and Coreline are located within its Industrial Park. Residential growth will see a significant increase within the next five years with the investment of two major housing developments contributing to 1,000 new residential building lots. Crossfield's strong combination of business and residential make it a great place to live and work.





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