

**Freestanding Building
Drive-Through Loading
4,800 SF Shop**

FOR SALE

602B McCool Street, Crossfield



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PROPERTY HIGHLIGHTS



- 4,800 SF Shop on a 0.72 Acre fenced and gated site.
- Shop offers 2 bays with drive-through loading & 1 drive-in loading bay.
- Air Compressor & lines included in sale.
- Sump in the shop.
- Crossfield is a cost effective location.
- Low property taxes. No business taxes.
- 12 minutes to Airdrie, 21 minutes to YYC and 38 minutes to Downtown Calgary.

PROPERTY OVERVIEW

Address:	602B McCool Street, Crossfield
Zoning:	Medium Industrial (I-2)
Year Built:	1995
Shop Area:	4,800 SF (40 ft. by 80 ft.)
Office Area:	800 SF (20 ft. by 40 ft.)
2nd Level Mezzanine:	800 SF Open & Undeveloped
Site Area:	0.72 of an Acre
Clear Height:	16 ft. Clear

Loading:	2 Drive-Through Doors & 1 Drive-In Door (14 ft. by 14 ft - all doors)
Power:	200 Amps / 240 Volt / 3-Phase
Sump:	Yes
Heating:	Suspended Gas Fired Radiant Heaters
Sale Price:	\$979,000.00
Property Tax (est. 2025):	\$9,568.00 / Annum
Availability:	60 Days

INTERIOR FEATURES // 602B McCool Street, Crossfield



Features:

// Top left image of front office.

// Top right image of front office.

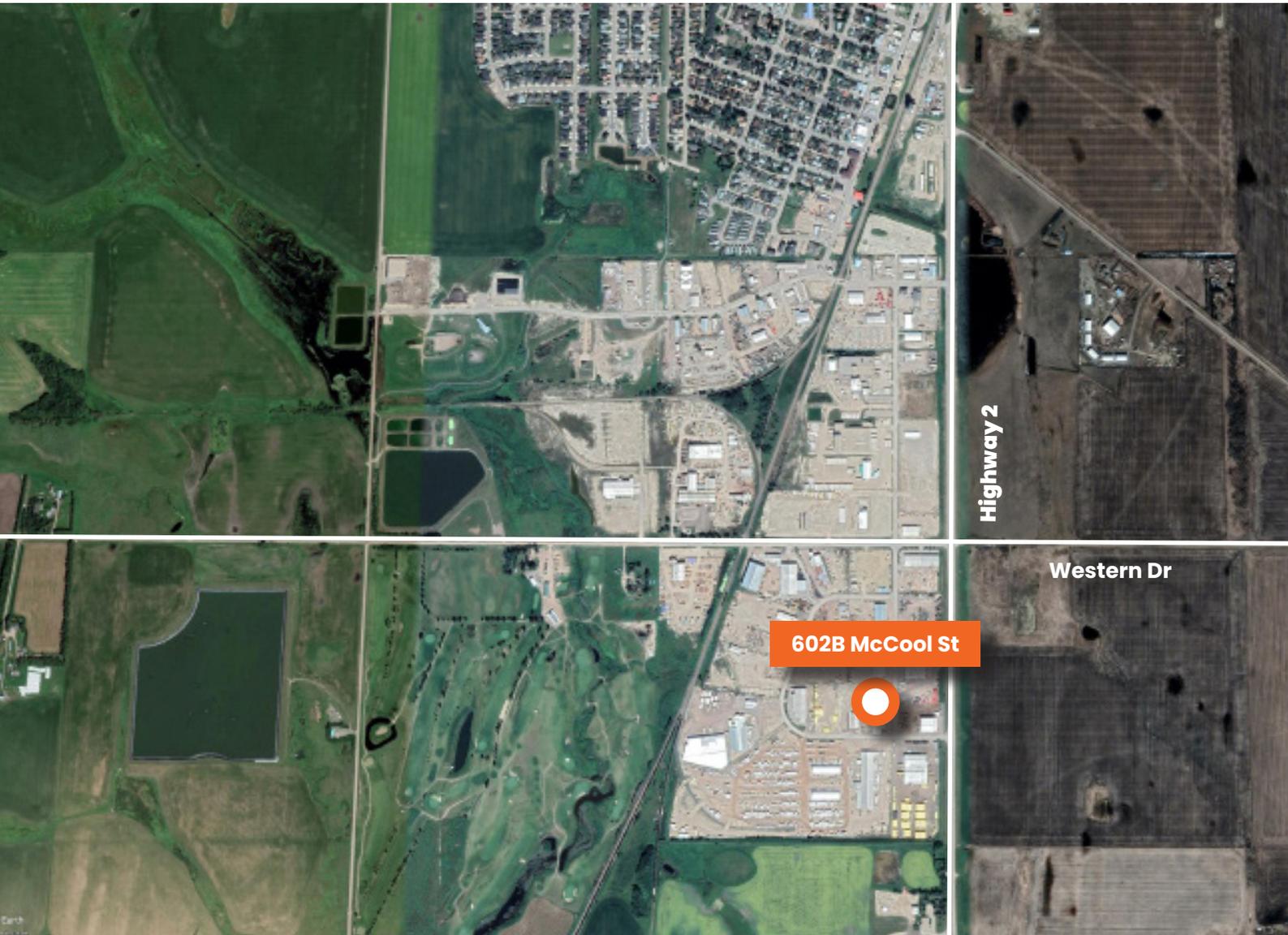


// Bottom images of shop.

LOCATION

Located in Crossfield, AB, with convenient access to major thoroughfares for shipping and distribution.

Successful local businesses within the immediate area: **MODUS Structures, TCS - Transportation Charter Services, and CORE Linepipe.**



Drive Times:

Airdrie: **12 minutes**

Calgary Airport: **21 minutes**

Downtown Calgary: **38 minutes**

Red Deer: **63 minutes**

Nearby Amenities

Easy accessibility & close proximity to:



banks & financial services



restaurants & fast food



fuel / charging stations



Prime Industrial park location



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