

\$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
---------	----------------------



Subdivision	NONE
City	Cremona
County	Mountain View County
Province	Alberta
Postal Code	T0M2E0

Amenities

Utilities	None
-----------	------

Exterior

Exterior Features	None
-------------------	------

Additional Information

Date Listed	October 3rd, 2025
Days on Market	37
Zoning	C1

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.