

# \$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 | 39                |
| Zoning         | C1                |

### **Listing Details**

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

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