

**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

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

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