# **\$780,000 - 211 Railway Avenue E, Cremona**

MLS® #A2226531

# \$780,000

0 Bedroom, 0.00 Bathroom, Commercial on 1.38 Acres

NONE, Cremona, Alberta

Prime Commercial Property â€" Cremona, Alberta 6,000 SQ.FT Stand-Alone Commercial Building: 3 Properties: On 1.38 Acres Fenced (LINC#0038 660 924 LINC#0038 660 932 LINC#0027 329 002)

This wellâ€"maintained 6,000â€"squareâ€"foot commercial building is situated on three separately titled commercial-zoned lots in the thriving rural community of Cremona, Alberta, and presents an exceptional opportunity. It offers a rare combination of space, functionality, and investment potential.

# **Property Highlights:**

With its flexible interior layout, this 6,000 sq ft commercial structure is a unique offering that can accommodate various business uses.

1,200 sq ft auxiliary building, ideal for storage, workshop, or additional operational support

Fully fenced yard offering enhanced security, accessibility, and utility

Previously operated as Cremona's trusted hardware store, the property holds strong community recognition and goodwill.

# Strategic Location:

Conveniently located just 55 minutes from Calgary, 40 minutes from Airdrie, and 35 minutes from Cochrane, this property offers







easy access to major trade routes and the benefits of a supportive, small-town environment.

Central positioning provides easy access to major trade routes while benefiting from lower operating costs in a supportive, small-town environment.

Investment Appeal:

This property is ideally suited for:

Owner-occupiers seeking an established location with room to grow

Expanding businesses looking to relocate or consolidate operations

Investors pursuing a high-demand asset with stable long-term potential

Standalone commercial properties of this scale and versatility are seldom available in Cremona. Whether your interest lies in retail, light industrial, professional or avocational services, or storage operations, this site offers the flexibility and visibility to support a variety of commercial enterprises.

Built in 1998

Acres

#### **Essential Information**

MLS®# A2226531 Price \$780,000 Bathrooms 0.00 1.38

Year Built 1998

Commercial Type Sub-Type Industrial Status Active

# **Community Information**

Address 211 Railway Avenue E

Subdivision NONE

City Cremona

County Mountain View County

Province Alberta

Postal Code T0M 0B9

# **Amenities**

Utilities Natural Gas Connected

Interior

Heating Natural Gas, Boiler

Cooling None

**Exterior** 

Roof Metal Foundation Slab

### **Additional Information**

Date Listed May 30th, 2025

Days on Market 158

Zoning C1

# **Listing Details**

Listing Office Real Broker

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.