

# FOR SALE / LEASE

705 - 717 MCCOOL STREET  
CROSSFIELD, AB

CDNGLOBAL

2 LOTS REMAINING



- 8 MINUTES TO AIRDRIE
- 15 MINUTES TO CALGARY
- NO BUSINESS TAX



**FULLY SERVICED**  
**INDUSTRIAL LAND**  
**2 - 4 ACRES LOTS**

LEAD BROKER |  
**Manny Verdugo, SIOR**  
Associate Vice President  
**403-383-7142**  
mverdugo@cdnglobal.com

**Erik Dobrovolsky**  
Senior Associate  
**403-613-7161**  
edobrovolsky@cdnglobal.com



# FOR SALE / LEASE

## 705-717 McCool Street

Crossfield, AB



### HIGHWAY 2A

717 McCool St  
(LOT 5)

713 McCool St  
(LOT 4)

709 McCool St  
(LOT 3)  
**C/S**

705 McCool St  
(LOT 2)  
**SOLD**

## PROPERTY SUMMARY

ADDRESS (LOT)	SIZE	PROPERTY TAX (EST. 2021)	LEASE RATE	SALE / ACRE	SALE PRICE
705 McCool Street (Lot 2)				<b>SOLD</b>	
709 McCool Street (Lot 3)				<b>CONDITIONALLY SOLD</b>	
713 McCool Street (Lot 4)	+/- 2.00 Acres	\$5,848.08	\$0.75 PSF	\$350,000	\$700,000
717 McCool Street (Lot 5)	+/- 2.00 Acres with 7,810 SF Stand-alone building <small>*Details on page 4</small>	\$8,284.23	Monthly Gross Rent  \$12,000	-	\$1,500,000

### ZONING



I-2 (Medium Industrial District)

### LAND PROPERTY TAXES



0.07 PSF

### AVAILABILITY



**LOTS 3 - 4** | Immediate  
**LOT 5** | 120 days



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# FOR SALE / LEASE

## 705-713 McCool Street

Crossfield, AB

### COMMENTS

- Fully serviced lots available from 2.00 to 4.00 Acres
- The site is fenced and gravelled
- Located at Crossfield's industrial park
- Zoning allows medium industrial uses
- No business tax
- Significantly lower property taxes compared to Airdrie and Calgary (\$0.07 PSF for land lots)
- High exposure onto Highway 2A
- Easy access to Highway 2A
- Eight minutes to City of Airdrie and 15 Minutes to City of Calgary
- Access to several amenities in the town of Crossfield and a short drive to Airdrie, Balzac, and Crossiron Mills Mall
- 7,810 SF Freestanding building available in Lot 5; please see more information on next page



### ZONING USES | I-2 (Medium Industrial District)

#### PERMITTED LAND USES

- Accessory buildings
- Accessory uses
- Emergency services
- Office
- Office support services
- Park
- Public or quasi-public installations and facilities
- Public utilities
- Public utility buildings

#### DISCRETIONARY LAND USES

- Automobile sales and leasing
- Automotive accessories, parts and services
- Auto wreckers and salvagers
- Auto body and paint shop
- Billboard
- Broadcasting facilities
- Building supply centre
- Building, temporary
- Bulk fertilizer storage and distribution
- Bulk fuel storage and distribution
- Car and truck washing establishment
- Convenience store
- Communication structures (public or private)
- Crematorium
- Drinking establishment
- Drive-in food services
- Food processing
- Freight terminal
- General agriculture
- General industrial, light
- General industrial, medium
- Grain elevator
- Heavy equipment assembly, sales, rental service, storage and repairs
- Industrial service shop
- Institution or institutional use
- Instructional facility
- Intensive agriculture
- Laboratory
- Light equipment rental establishment
- Liquor store
- Lumber yard
- Kenel
- Manufacturing plant
- Mobile and temporary food vendor
- Mobile and temporary sales and services
- On-site residential accommodations
- Outdoor storage
- Parking lot
- Passenger terminal
- Printing establishments
- Private club or organization
- Recycling depot
- Scrap yards
- Service station
- Signs (advertising, awning, canopy, directional, fascia, freestanding, identification, outdoor retail display
- Portable, projecting, temporary, third party advertising, wall, warning, window)
- Storage yard
- Taxi, shuttle, or courier service business
- Truck terminals or trucking establishments
- Veterinary clinic
- Warehouse, warehousing and storage facility



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# LOT 5 | FOR SALE OR LEASE



## LOT 5 PROPERTY DETAILS

• <b>ZONING:</b>	I-2 (Medium Industrial District)	
• <b>LOT 5 SIZE:</b>	+/- 2.00 Acres	
• <b>SIZE:</b>	OFFICE:	1,000 SF
	WAREHOUSE:	6,810 SF
	TOTAL:	<b>7,810 SF</b>
• <b>LOADING:</b>	3 Drive -in (18'x16')	
	3 Drive -in (14'x16')	
• <b>CLEAR HEIGHT:</b>	TBD	
• <b>POWER:</b>	TBD	
• <b>SALE PRICE:</b>	\$1,500,000	
• <b>MONTHLY GROSS RENT:</b>	\$12,000	
• <b>PROPERTY TAX (2021):</b>	\$8,284.23	
• <b>AVAILABILITY:</b>	120 days	

## COMMENTS

- Freestanding building on 2.00 acres of land available for sale or lease
- Fully serviced site
- Yard is gravelled and fenced
- Additional yard may be expanded up a total of 4.00 Acres
- 3 Drive-through doors (6 Drive-in doors in total)
- Gas fired unit heaters in shop



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# ABOUT CROSSFIELD

- Located 25 KM north of Calgary
- 3,218 population (2019)
- Currently undergoing a revitalization developments
- Only eight minutes from Airdrie with a population of 70,000
- 15 minutes from City of Calgary with a population of 1.3 Million



## BENEFITS OF CROSSFIELD

### LOWER PROPERTY TAX

- Significant lower property taxes compared to Calgary, Airdrie, and Balzac

### NO BUSINESS TAX

- The town of Crossfield offers no business tax

### LOCATION

- Quick access to Highway 2A and east 4 minutes to Highway 2 (Queen Elizabeth II)
- Access to a large workforce with Airdrie 8 minutes away and Calgary 15 minutes away
- Only 15 minute drive to Crossiron Mills Mall



### PROPERTY TAXES COMPARISON

MUNICIPALITY	NON RESIDENTIAL TAX RATE (2021)
Town of Crossfield	10.1625
Rocky View County	11.4262
City of Airdrie	13.76905
City of Calgary	20.6076







## CONTACT US

LEAD BROKER |

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736 - 6 Avenue SW, Suite 1010  
Calgary, AB T2P 3T7

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