

# FOR SALE / LEASE

705 - 717 MCCOOL STREET  
CROSSFIELD, AB

## CDNGLOBAL

**3 LOTS REMAINING**



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

**FULLY SERVICED  
INDUSTRIAL LAND  
2 - 8 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



## PROPERTY SUMMARY

LOT	SIZE	PROPERTY TAX (EST. 2021)	LEASE RATE	SALE / ACRE	SALE PRICE
Lot 2	+/- 2.00 Acres	\$5,488.08	\$0.75 PSF	\$350,000	\$700,000
Lot 3	+/- 2.00 Acres	\$5,848.08	\$0.75 PSF	\$350,000	\$700,000
Lot 4	+/- 2.00 Acres	\$5,848.08	\$0.75 PSF	\$350,000	\$700,000
Lot 5	+/- 2.00 Acres with 7,810 SF Stand-alone building *Details on page 4	\$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 2 - 4** | Immediate  
**LOT 5** | 120 days



403-266-9966



www.cdnglobal.com



CDN GLOBAL ADVISORS LTD. | Suite 1010, 736 6th Avenue S.W., Calgary, Alberta, T2P 3T7

# FOR SALE / LEASE

## 705-713 McCool Street

Crossfield, AB

### COMMENTS

- Fully serviced lots available from 2.00 to 8.00 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		DISCRETIONARY LAND USES
<ul style="list-style-type: none"> <li>Accessory buildings</li> <li>Accessory uses</li> <li>Emergency services</li> <li>Office</li> <li>Office support services</li> <li>Park</li> <li>Public or quasi-public installations and facilities</li> <li>Public utilities</li> <li>Public utility buildings</li> </ul>	<ul style="list-style-type: none"> <li>Automobile sales and leasing</li> <li>Automotive accessories, parts and services</li> <li>Auto wreckers and salvagers</li> <li>Auto body and paint shop</li> <li>Billboard</li> <li>Broadcasting facilities</li> <li>Building supply centre</li> <li>Building, temporary</li> <li>Bulk fertilizer storage and distribution</li> <li>Bulk fuel storage and distribution</li> <li>Car and truck washing establishment</li> <li>Convenience store</li> <li>Communication structures (public or private)</li> <li>Crematorium</li> <li>Drinking establishment</li> <li>Drive-in food services</li> <li>Food processing</li> <li>Freight terminal</li> <li>General agriculture</li> <li>General industrial, light</li> <li>General industrial, medium</li> <li>Grain elevator</li> <li>Heavy equipment assembly, sales, rental service, storage and repairs</li> <li>Industrial service shop</li> <li>Institution or institutional use</li> <li>Instructional facility</li> <li>Intensive agriculture</li> <li>Laboratory</li> </ul>	<ul style="list-style-type: none"> <li>Light equipment rental establishment</li> <li>Liquor store</li> <li>Lumber yard</li> <li>Kennel</li> <li>Manufacturing plant</li> <li>Mobile and temporary food vendor</li> <li>Mobile and temporary sales and services</li> <li>On-site residential accommodations</li> <li>Outdoor storage</li> <li>Parking lot</li> <li>Passenger terminal</li> <li>Printing establishments</li> <li>Private club or organization</li> <li>Recycling depot</li> <li>Scrap yards</li> <li>Service station</li> <li>Signs (advertising, awning, canopy, directional, fascia, freestanding, identification, outdoor retail display)</li> <li>Portable, projecting, temporary, third party advertising, wall, warning, window)</li> <li>Storage yard</li> <li>Taxi, shuttle, or courier service business</li> <li>Truck terminals or trucking establishments</li> <li>Veterinary clinic</li> <li>Warehouse, warehousing and storage facility</li> </ul>





# 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 8.00 Acres
- 3 Drive-through doors (6 Drive-in doors in total)
- Gas fired unit heaters in shop



403-266-9966



[www.cdnglobal.com](http://www.cdnglobal.com)



CDN GLOBAL ADVISORS LTD. | Suite 1010, 736 6th Avenue S.W., Calgary, Alberta, T2P 3T7



# 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

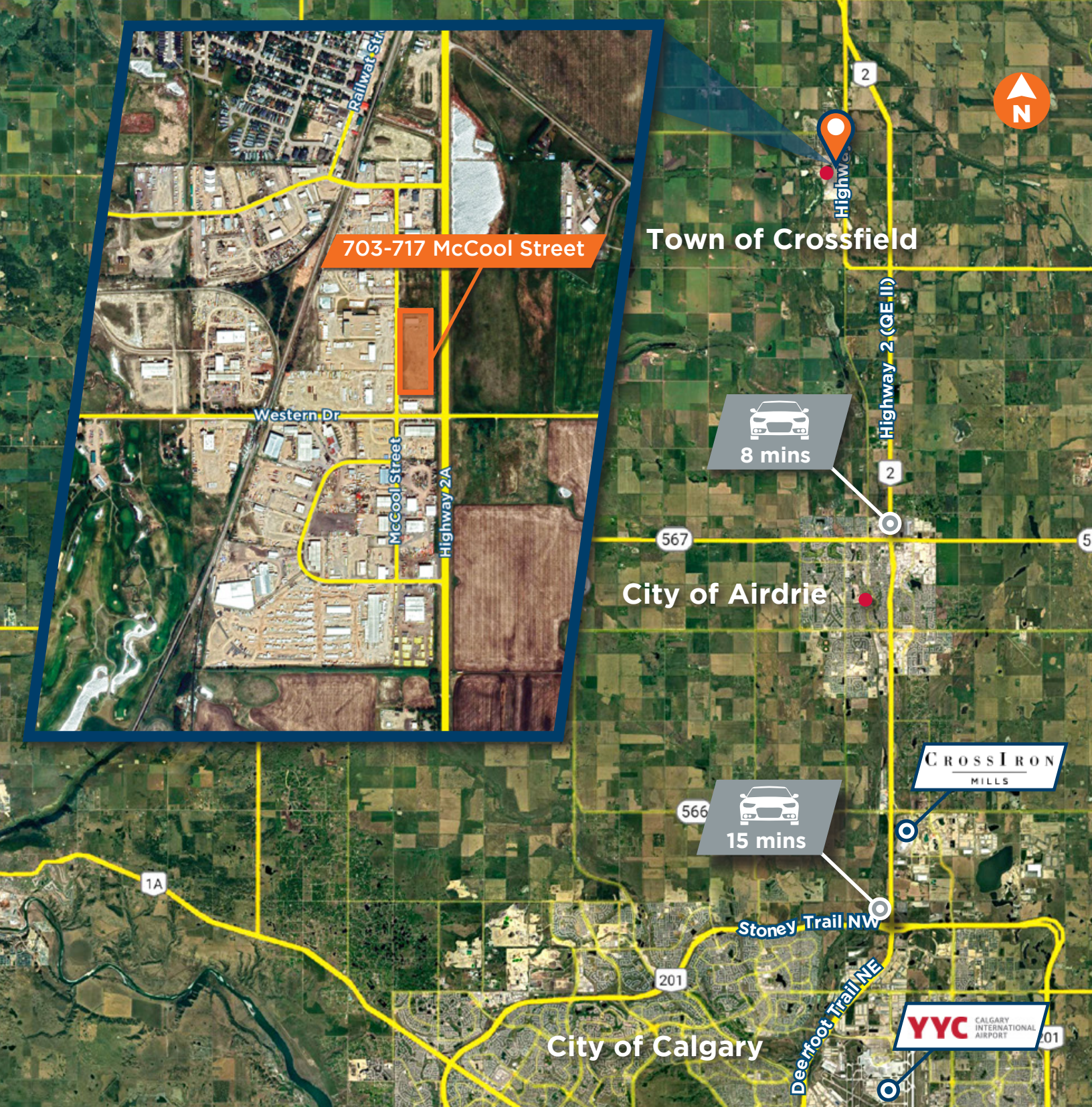


### PROPERTY TAXES COMPARISON

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 |

**Manny Verdugo, SIOR**  
Vice President / Associate



403.383.7142



mverdugo@cdnglobal.com



**Erik Dobrovolsky**  
Senior Associate



403.613.7161



edobrovolsky@cdnglobal.com

# CDNGLOBAL<sup>®</sup>

CDNGLOBAL.COM  
CDN GLOBAL ADVISORS LTD.  
736 - 6 Avenue SW, Suite 1010  
Calgary, AB T2P 3T7

The above particulars are submitted to the best of our knowledge and are subject to change without notice. CDN GLOBAL ADVISORS LTD. does not assume responsibility for any errors or omissions. CDN GLOBAL ADVISORS LTD.